Map Lot R01-026 Account 93 Location BRADFORD ROAD Card 1 Of 1 9/25/2024

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

B662P86

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**12 SHORE STREAM PRO**
Secondary Zone	**21 RU**
Topography	**1 Level**

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

Utilities **9 NoWater/NoSewer**

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

Street **1 Paved**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date

Price

Sale Type

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

Financing

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

Validity

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

Verified

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	22,000	0	0	22,000
2012	22,000	0	0	22,000
2013	22,000	0	0	22,000
2014	22,000	0	0	22,000
2015	22,000	0	0	22,000
2016	22,000	0	0	22,000
2017	22,000	0	0	22,000
2018	22,000	0	0	22,000
2019	22,000	0	0	22,000
2020	22,000	0	0	22,000
2021	22,000	0	0	22,000
2022	22,000	0	0	22,000
2023	23,300	0	0	23,300
2024	23,300	0	0	23,300

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	50	%	6
22.Base Waterfron	21	1.00	100	%	6
23.Deep WF Size A	28	0.20	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 1.20

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2002- PER LETTER FROM CMP AND REQUEST FROM OUR RECORDED FORMER OWNER PHILIP LATELLA PUT IN CMP NAME.

WISCASSET

WISCASSET

Map Lot R01-026 | Account 93 | Location BRADFORD ROAD | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 12/07/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-026-A Account 2005 Location BRADFORD ROAD Card 1 Of 1 9/25/2024

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

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **23 UTILITY ROW**

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

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
2011	14,000	0	0	14,000
2012	14,000	0	0	14,000
2013	14,000	0	0	14,000
2014	14,000	0	0	14,000
2015	14,000	0	0	14,000
2016	14,000	0	0	14,000
2017	14,000	0	0	14,000
2018	14,000	0	0	14,000
2019	14,000	0	0	14,000
2020	14,000	0	0	14,000
2021	14,000	0	0	14,000
2022	14,000	0	0	14,000
2023	14,800	0	0	14,800
2024	14,800	0	0	14,800

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	28	7.00		100 %	0
22.Base Waterfron				%	
23.Deep WF Size A				%	
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 7.00

Influence Codes

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

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

WISCASSET

Map Lot R01-026-A | Account 2005 | Location BRADFORD ROAD | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 12/07/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-026-B | Account 94 | Location 336 BRADFORD ROAD | Card 1 Of 1 | 9/25/2024

LATELLA, JR., PHILIP L.
WISCASSET ME 04578

B2030P292 B5100P213

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
'18 .67 acres to lot 28B

WISCASSET

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **12 SHORE STREAM PRO**

Secondary Zone **21 RU**

Topography **1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **12/01/1994**

Price **25,000**

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
2011	41,900	111,500	10,000	143,400
2012	41,900	111,500	10,000	143,400
2013	41,900	111,500	10,000	143,400
2014	41,900	111,500	10,000	143,400
2015	41,900	111,500	10,000	143,400
2016	41,900	111,500	15,000	138,400
2017	41,900	111,500	20,000	133,400
2018	40,500	111,500	20,000	132,000
2019	40,500	111,500	20,000	132,000
2020	40,500	111,500	25,000	127,000
2021	40,500	111,500	25,000	127,000
2022	40,500	111,500	24,000	128,000
2023	50,700	139,400	25,000	165,100
2024	50,700	139,400	25,000	165,100

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	0.47	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 1.47

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

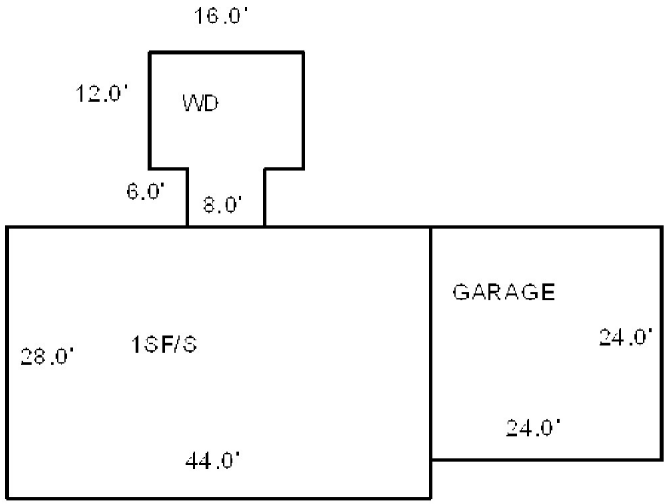
Map Lot R01-026-B | Account 94 | Location 336 BRADFORD ROAD | Card 1 Of 1 | 9/25/2024

Building Style **2 Ranch**		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units **1**		
Other Units **0**		
Stories **1 One Story**		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls **5 T-111**		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3-CUSTOM **0**		
OPEN-4-CUSTOM **0**		
Year Built **1994**		
Year Remodeled **0**		
Foundation **5 Concrete Slab**		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **9 No Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **1 Dry Basement**		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
HEARTH **0**		
Heat Type **100%** **1 Hot Water BB**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style **2 TYPICAL**		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style **2 TYPICAL**		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms **4**		
# Bedrooms **2**		
# Full Baths **1**		
# Half Baths **1**		
# Addn Fixtures **0**		
# Fireplaces **0**		

TRIO Software
A Division of Harris Computer Systems

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **2 Heavy**		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **3 Average 105%**		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **1232**		
Condition **4 Average**		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good **100%**		
Economic Code **None**		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code **1 Interior Inspect**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code **1 Owner**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



SHED 10X12=120

SHED 8X10=80

Date Inspected 12/07/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1994	240	3 100	4	0 %	100 %	
23 Frame Garage	1994	576	3 100	4	0 %	100 %	
24 Frame Shed	1994	80	2 100	4	0 %	100 %	
24 Frame Shed	2005	120	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-026-C | Account 95 | Location 334 BRADFORD ROAD | Card 1 Of 1 | 9/25/2024

RINES, PETER L
WISCASSET ME 04578

B2205P33

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**12 SHORE STREAM PRO**
Secondary Zone	
Topography	**2 Rolling**

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

Utilities	**4 Drilled Well**	**6 Septic System**

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

Street	**1 Paved**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date	**12/01/1996**
Price	**35,500**
Sale Type	**4 Mobile Home**

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

Financing	**9 Unknown**

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

Validity	**1 Arms Length Sale**

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

Verified	**5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	39,600	64,300	10,000	93,900
2012	39,600	64,300	0	103,900
2013	39,600	50,600	0	90,200
2014	39,600	50,600	0	90,200
2015	39,600	50,600	0	90,200
2016	39,600	50,600	0	90,200
2017	39,600	50,600	0	90,200
2018	39,600	50,600	0	90,200
2019	39,600	50,600	0	90,200
2020	39,600	50,600	0	90,200
2021	39,600	50,600	0	90,200
2022	39,600	50,600	0	90,200
2023	49,500	63,200	0	112,700
2024	49,500	63,200	0	112,700

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A				%	
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 1.00

Influence Codes

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

WISCASSET

Map Lot R01-026-C | Account 95 | Location 334 BRADFORD ROAD | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units
Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim
OPEN-3-CUSTOM
OPEN-4-CUSTOM
Year Built
Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living
Fin Bsmt Grade
HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms
Bedrooms
Full Baths
Half Baths
Addn Fixtures
Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good
Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

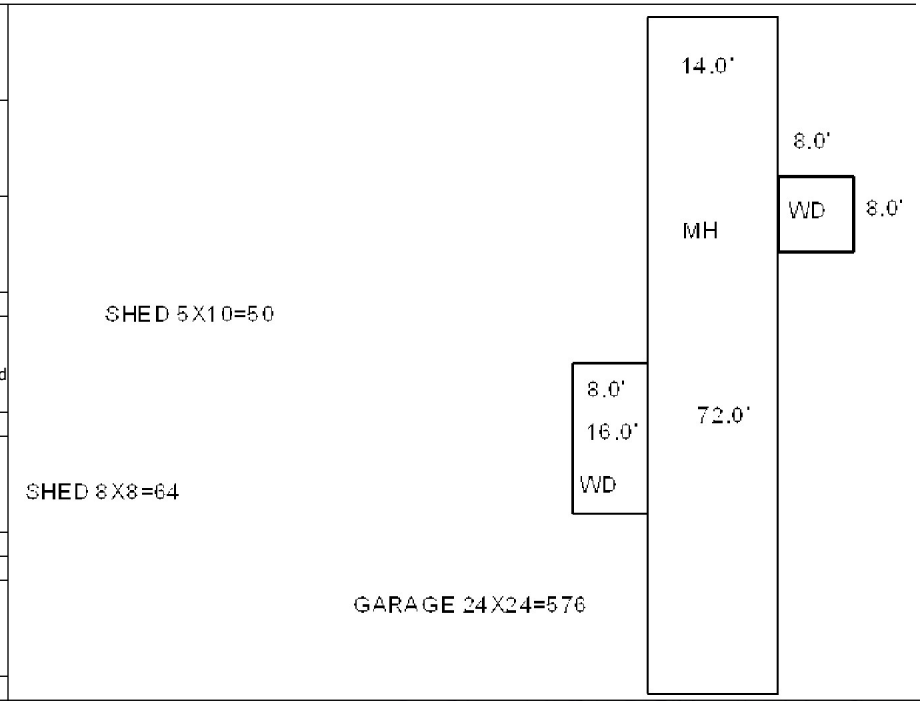
Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 12/07/2006



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	1984	576	3 100	4	0 %	100 %	
68 Wood Deck	1984	64	3 100	4	0 %	100 %	
24 Frame Shed	1999	64	3 100	4	0 %	100 %	
24 Frame Shed	2003	50	3 100	4	0 %	100 %	
68 Wood Deck	2000	128	3 100	4	0 %	100 %	
998 14' Mobile	1984	14x72	2 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-027 | Account 96 | Location 8 MOUNTAIN ROAD | Card 1 Of 1 | 9/25/2024

LAVALLEE, KYLE
RUONA, KAYLA
8 MOUNTAIN ROAD
WISCASSET ME 04578

B5900P81

Previous Owner
GRANT, JR., KENNETH S.

8 MOUNTAIN ROAD
WISCASSET ME 04578
Sale Date: 6/27/2022

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

6/7/02-RECEIVED NOTICE TO SEND BILL TO MORTGAGE COMPANY.
2010-Divorce decree giving property to Kenneth Grant, Jr. Previous BK1334 PG315.

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**21 RURAL**
Secondary Zone	
Topography	**1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date	**6/27/2022**
Price	**257,000**
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
2011	41,000	90,100	10,000	121,100
2012	41,000	90,100	10,000	121,100
2013	41,000	90,100	10,000	121,100
2014	41,000	90,100	10,000	121,100
2015	41,000	90,100	16,000	115,100
2016	41,000	90,100	21,000	110,100
2017	41,000	90,100	26,000	105,100
2018	41,000	90,100	26,000	105,100
2019	41,000	90,100	26,000	105,100
2020	41,000	90,100	31,000	100,100
2021	41,000	90,100	31,000	100,100
2022	41,000	90,100	29,760	101,340
2023	51,300	112,600	0	163,900
2024	51,300	112,600	0	163,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	0.72	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 1.72

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-027 | Account 96 | Location 8 MOUNTAIN ROAD | Card 1 Of 1 | 9/25/2024

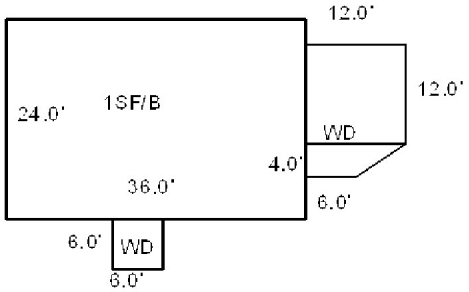
Building Style	**2 Ranch**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**1 CLAPBOARD**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1986**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**1 Dry Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**4**		
# Bedrooms	**3**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

TRIO Software
A Division of Harris Computer Systems

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 100%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**864**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**3 Information Only**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	

GARAGE 32X24=768



Date Inspected 12/07/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1986	180	3 100	4	0 %	100 %	
23 Frame Garage	2003	768	3 100	4	0 %	100 %	
68 Wood Deck	1986	36	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-028-A | Account 98 | Location 22 MOUNTAIN ROAD | Card 1 Of 1 | 9/25/2024

WATSON(TRUSTEE), TERAH R
WATSON FAMILY TRUST
22 MOUNTAIN ROAD
WISCASSET ME 04578

B6047P284

Previous Owner
WATSON, WAYNE B
WATSON, KRISTIN A

WISCASSET ME 04578
Sale Date: 10/03/2023

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

Secondary Zone

Topography **3 Above Street**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **10/03/2023**

Price

Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **2 Related Parties**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	39,600	113,100	10,000	142,700
2012	39,600	113,100	10,000	142,700
2013	39,600	113,100	10,000	142,700
2014	39,600	113,100	10,000	142,700
2015	39,600	113,100	10,000	142,700
2016	39,600	113,100	15,000	137,700
2017	39,600	113,100	20,000	132,700
2018	39,600	113,100	20,000	132,700
2019	39,600	113,100	20,000	132,700
2020	39,600	113,100	25,000	127,700
2021	39,600	113,100	25,000	127,700
2022	39,600	113,100	24,000	128,700
2023	49,500	141,400	31,000	159,900
2024	49,500	141,400	31,000	159,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A				%	
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 1.00

Influence Codes

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

WISCASSET

Map Lot R01-028-A | Account 98 | Location 22 MOUNTAIN ROAD | Card 1 Of 1 | 9/25/2024

Building Style **4 Cape Cod**		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units **1**		
Other Units **0**		
Stories **5 One & 3/4 Story**		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls **8 ALUM/VINYL**		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3-CUSTOM **0**		
OPEN-4-CUSTOM **0**		
Year Built **1987**		
Year Remodeled **0**		
Foundation **1 Concrete**		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **1 Dry Basement**		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
HEARTH **0**		
Heat Type **100%** **1 Hot Water BB**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style **2 TYPICAL**		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style **2 TYPICAL**		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms **6**		
# Bedrooms **3**		
# Full Baths **2**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

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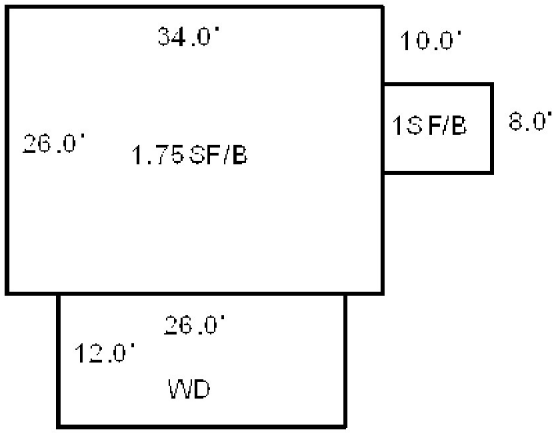
Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **3 Average 105%**		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **884**		
Condition **4 Average**		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good **100%**		
Economic Code **None**		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code **1 Interior Inspect**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code **1 Owner**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

SHED 16X20=320



Date Inspected 3/23/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	1987	80	0 0	0	0 %	0 %	
68 Wood Deck	1987	312	0 0	0	0 %	0 %	
24 Frame Shed	1987	320	3 100	2	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-028-B | Account 99 | Location 28 MOUNTAIN ROAD | Card 1 Of 1 | 9/25/2024

LATELLA, PHILIP L (J/T) III
LATELLA, AUDREY M
WISCASSET ME 04578

B2676P220 B5100P213

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**21 RURAL**
Secondary Zone	
Topography	**1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date	**7/01/1993**
Price	**20,000**
Sale Type	**4 Mobile Home**

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

Financing **9 Unknown**

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

Validity **8 Other Non Valid**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	41,800	116,700	10,000	148,500
2012	41,800	116,700	10,000	148,500
2013	41,800	116,700	10,000	148,500
2014	41,800	116,700	10,000	148,500
2015	41,800	116,700	10,000	148,500
2016	41,800	116,700	15,000	143,500
2017	41,800	116,700	20,000	138,500
2018	43,100	116,700	20,000	139,800
2019	43,100	116,700	20,000	139,800
2020	43,100	126,800	25,000	144,900
2021	41,900	126,800	25,000	143,700
2022	41,900	126,800	24,000	144,700
2023	52,300	177,900	25,000	205,200
2024	52,300	177,900	25,000	205,200

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	95	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	2.03	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 3.03

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

5/30/23 NAH- GAR COMP. ADJ COND AND ROOF OF HSE.
REPLACE WD. UPDATE PHOTO.
7/18/22 NAH N/C TO GAR
6/7/21 GAR STILL INC N/C
'21 1 AC TO NEW LOT 28E'
'21 DEED CLARIFY DIMENSIONS AND LOT SIZE TO 3.03AC
5/18/20 ADD GAR INC. EST 50% ON 4/1
'18 missed split .64 acres from lot 26B
2002-PREVIOUS BK2663 PG244, BK2479 PG300. PUT LOT 28
& 28B TOGETHER IN 2000
CORRECTIVE WARRANTY DEED IN 2002. J/T IN 2002

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Map Lot R01-028-B | Account 99 | Location 28 MOUNTAIN ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**2 Ranch**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**8 ALUM/VINYL**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**3 Sheet Metal**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1999**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**1 Dry Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**500**		
Fin Bsmt Grade	**3 95**		
HEARTH	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**6**		
# Bedrooms	**1**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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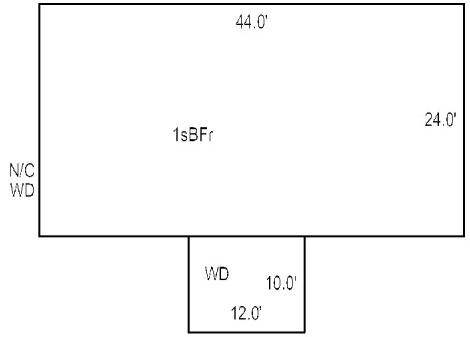
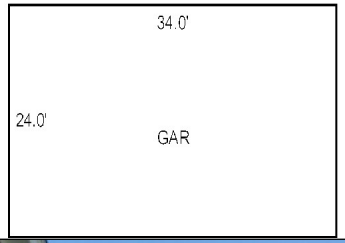
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 105%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**1056**		
Condition	**5 Above Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**1 Interior Inspect**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	





Date Inspected 3/10/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	2022	120	0 0	4	0 %	100 %	
23 Frame Garage	2019	816	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-028-C | Account 2095 | Location 38 MOUNTAIN ROAD | Card 1 Of 1 | 9/25/2024

MCLEOD, ALEX M
MCLEOD, HEATHER L
38 MOUNTAIN ROAD
WISCASSET ME 04578

B5626P297

Previous Owner
PENNINGS, HEATHER L

38 MOUNTAIN ROAD
WISCASSET ME 04578
Sale Date: 11/23/2020

Previous Owner
LEMAR, GREG

546 GARDINER ROAD
WISCASSET ME 04578
Sale Date: 9/23/2013

Previous Owner
THE BANK OF NEW YORK MELLON

7105 CORPORATE DRIVE
PLANO TX 75024
Sale Date: 5/07/2013

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2005-FORMER OWNER: MARTIN & ROBIN WILLEBEEK-LEMAIR BK2253 PG122.
2013-Previous owner: Scott C. Harmon BK3402 PG1. New owner by foreclosure on 8/17/2012 recorded in BK4538 PG221. Sold 2/13 for $35,000, sold again 9/13 for $78,000.
2014-Former owner: The Bank of New York Mellon, recorded 11/14/2012 BK4593 PG86. Sold to Greg Lemar 5/13 for $35,000, BK4658 PG157. Former owner: Greg Lemar BK4658 PG157, bought 2/14/13 and sold 9/26/13 for $78.000.

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**21 RURAL**
Secondary Zone	
Topography	**2 Rolling**

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

Utilities	**9 NoWater/NoSewer**

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

Street	**1 Paved**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date	**11/23/2020**
Price	
Sale Type	**2 Land & Buildings**

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

Financing	**9 Unknown**

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

Validity	**2 Related Parties**

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

Verified	**5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	37,800	56,700	0	94,500
2012	37,800	56,700	0	94,500
2013	37,800	56,700	0	94,500
2014	37,800	56,700	0	94,500
2015	37,800	56,700	0	94,500
2016	37,800	56,700	0	94,500
2017	37,800	56,700	0	94,500
2018	37,800	56,700	0	94,500
2019	37,800	56,700	0	94,500
2020	37,800	56,700	25,000	69,500
2021	37,800	56,700	25,000	69,500
2022	37,800	56,700	24,000	70,500
2023	47,300	70,900	25,000	93,200
2024	47,300	70,900	25,000	93,200

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	95	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A				%	
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 1.00

Influence Codes

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

WISCASSET

Map Lot R01-028-C | Account 2095 | Location 38 MOUNTAIN ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**1 Conventional**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**5 T-111**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1985**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**0**	
Heat Type	**100% 5 Forced Warm Air**	
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**0% 9 None**	
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**4**	
# Bedrooms	**2**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

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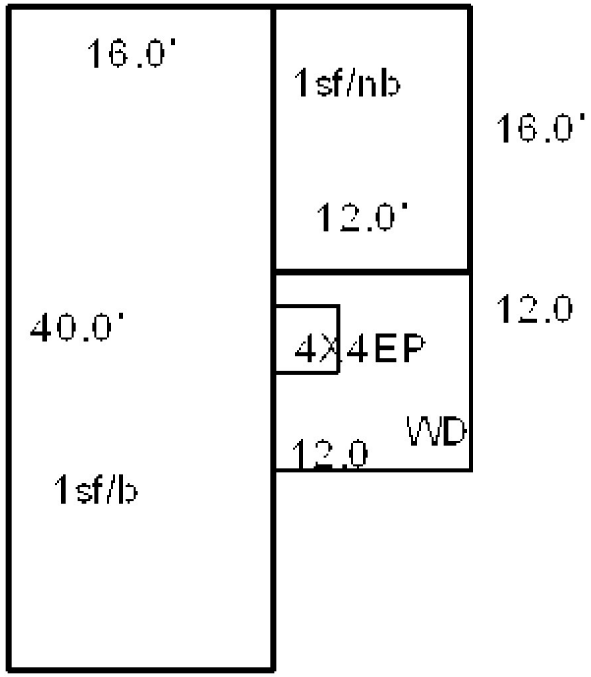
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**640**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**3 Information Only**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 12/07/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	1985	192	2 100	4	0 %	100 %	
22 Encl Frame Porch	0	16	0 0	0	0 %	100 %	
68 Wood Deck	0	128	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 R01-028-D | Account 2149 | Location 34 MOUNTAIN ROAD | Card 1 Of 1 | 9/25/2024

MAXWELL, ARNOLD
WISCASSET ME 04578

B3834P226

Previous Owner
OLDHAM, RICHARD A. & ELAINE M.
MAXWELL, ARNOLD
C/O ARNOLD MAXWELL
WISCASSET ME 04578
Sale Date: 4/06/2007

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

FORMER OWNER: ROLAND ABBOTT BK2367 PG0096
ALSO:1999 28 X 44 SKYLINE MFG. CEDAR COVE MODEL HOME SER #8D16-0252LAB (JUDGMENT OF FORECLOSURE & SALE TO CONSECO (FORMERLY GREEN TREE FINANCE)
2002-SOLD TO RICHARD A. OLDHAM & ELAINE M. OLDHAM, PREVIOUS BK2564 PG0333
2005-CHANGED FROM RANCH HOUSE TO DOUBLE WIDE MOBILE HOME
04/06/2007-FORMER OWNERS: RICHARD & ELAINE OLDHAM WISCASSET, BOUGHT 6/2001 FOR $69,000.

Property Data

Neighborhood	**103 RURAL WEST**		
Tree Growth Year	**0**		
FARM LAND YEAR	**0**		
OPEN SPACE YEAR	**0**		
Zone/Land Use	**21 RURAL**		
Secondary Zone			
Topography		**2 Rolling**	
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	**4 Drilled Well**	**6 Septic System**	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	**1 Paved**		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	**0**		
CONSERV EASE	**0**		

Sale Data

Sale Date		**4/06/2007**	
Price		**114,500**	
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
2011	37,800	67,700	10,000	95,500
2012	37,800	67,700	10,000	95,500
2013	37,800	67,700	10,000	95,500
2014	37,800	67,700	10,000	95,500
2015	37,800	67,700	10,000	95,500
2016	37,800	67,700	15,000	90,500
2017	37,800	67,700	20,000	85,500
2018	37,800	67,700	20,000	85,500
2019	37,800	67,700	20,000	85,500
2020	37,800	67,700	25,000	80,500
2021	37,800	67,700	25,000	80,500
2022	37,800	67,700	24,000	81,500
2023	47,300	84,700	25,000	107,000
2024	47,300	84,700	25,000	107,000

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	95	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A				%	
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 1.00

Influence Codes

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

WISCASSET

WISCASSET

Map Lot R01-028-D | Account 2149 | Location 34 MOUNTAIN ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**10 Double Wide**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**8 ALUM/VINYL**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1998**		
Year Remodeled	**0**		
Foundation	**6 Piers**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**9 No Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**9 No Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**0**		
Heat Type	**100%**	**5 Forced Warm Air**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**4**		
# Bedrooms	**2**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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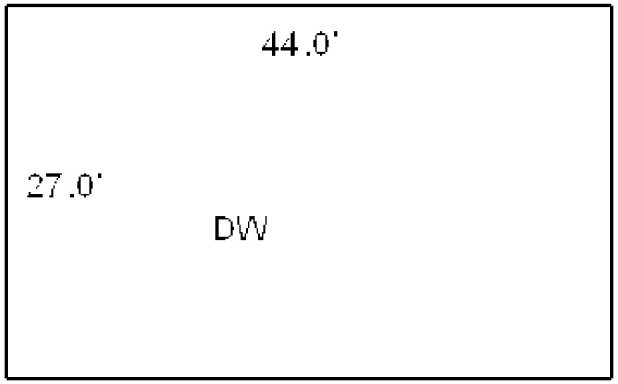
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**4 Minimal**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**2 Fair 100%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**1188**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**1 Interior Inspect**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	

SHED 12X10



Date Inspected 12/07/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1999	24	3 100	4	0 %	100 %	
24 Frame Shed	2001	120	3 100	4	0 %	100 %	
23 Frame Garage	2007	576	4 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-028-E | Account 2722 | Location 40 MOUNTAIN ROAD | Card 1 Of 1 | 9/25/2024

ROSSIGNOL, CRYSTAL L
ROSSIGNOL, JOSHUA M
40 MOUNTAIN ROAD
WISCASSET ME 04578
USA
B5520P285

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR

OPEN SPACE YEAR

Zone/Land Use **21 RURAL**

Secondary Zone

Topography **2 Rolling**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date

Price

Sale Type

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

Financing

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

Validity

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

Verified

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2021	39,600	78,500	0	118,100
2022	39,600	78,500	24,000	94,100
2023	49,500	99,800	25,000	124,300
2024	49,500	99,800	25,000	124,300

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00		100 %	0
22.Base Waterfron	21	1.00		100 %	0
23.Deep WF Size A				%	
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 1.00

Influence Codes

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

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

5/30/23 NAH- ADD SHED.
6/7/21 NAH ADD NEW HSE +MVR

WISCASSET

WISCASSET

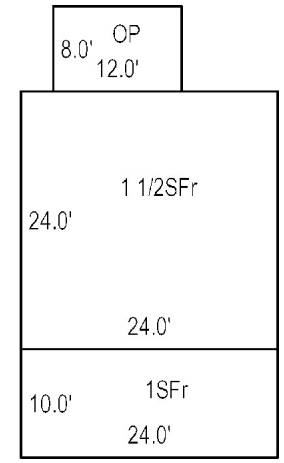
Map Lot R01-028-E | Account 2722 | Location 40 MOUNTAIN ROAD | Card 1 Of 1 | 9/25/2024

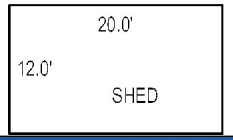
Building Style	**1 Conventional**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**4 One & 1/2 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**8 ALUM/VINYL**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**2020**		
Year Remodeled	**0**		
Foundation	**5 Concrete Slab**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**9 No Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**9 No Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**0**		
# Bedrooms	**0**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

TRIO Software
A Division of Harris Computer Systems

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 100%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**576**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**0**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	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
1 ONE STORY	0	240	0 0	0	0 %	0 %	
21 Open Frame	0	96	0 0	0	0 %	0 %	
24 Frame Shed	2022	240	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-029 | Account 100 | Location 5 MOUNTAIN ROAD | Card 1 Of 1 | 9/25/2024

ROGERS, JOSEPH
5 MOUNTAIN ROAD
WISCASSET ME 04578

B5401P47

Previous Owner
JONES, ROGER H
PO BOX 137

WISCASSET ME 04578
Sale Date: 6/26/2019

Previous Owner
JONES, CLARK M

PO BOX 381
WISCASSET ME 04578
Sale Date: 6/26/2019

Previous Owner
JONES, CLINTON

25 JONES ROAD
WISCASSET ME 04578

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'20 1,5 ACRES & DWELLING FROM SPLIT OF LOT 29
2002-SOLD 2.1 AC TO CASEY
2003-CLINTON JONES DECEASED. LEFT ALL PROPERTY TO BROTHER, CLARK M. JONES. PREVIOUS BK508 PG302 REMOVED VET. & HOMESTEAD EXEMPTIONS.
2014-Sold 2.8 acres to Harold, Alice & Brandon Shea.

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**21 RURAL**
Secondary Zone	
Topography	**1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date	**6/26/2019**
Price	**41,500**
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 **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	153,100	48,600	16,000	185,700
2012	153,100	48,600	16,000	185,700
2013	153,100	48,600	16,000	185,700
2014	151,700	0	0	151,700
2015	151,700	0	0	151,700
2016	151,700	0	0	151,700
2017	151,700	0	0	151,700
2018	151,700	0	0	151,700
2019	151,700	0	0	151,700
2020	40,600	62,900	0	103,500
2021	40,600	62,900	0	103,500
2022	40,600	62,900	0	103,500
2023	50,800	78,600	0	129,400
2024	50,800	78,600	0	129,400

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	0.50	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 1.50

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

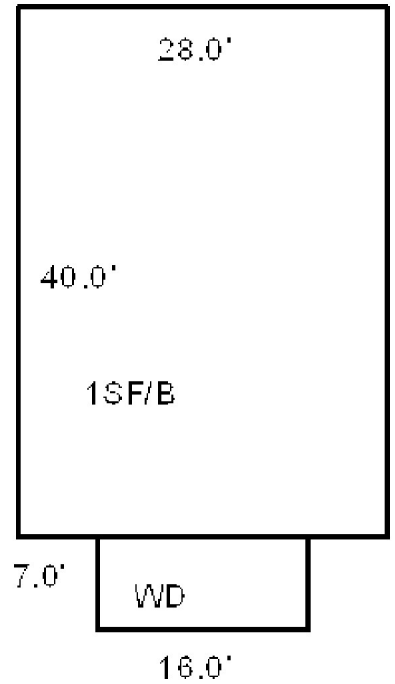
Map Lot R01-029 | Account 100 | Location 5 MOUNTAIN ROAD | Card 1 Of 1 | 9/25/2024

Building Style **2 Ranch**		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units **1**		
Other Units **0**		
Stories **1 One Story**		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls **5 T-111**		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3-CUSTOM **0**		
OPEN-4-CUSTOM **0**		
Year Built **1970**		
Year Remodeled **0**		
Foundation **1 Concrete**		
1.Concrete	4.Wood	7.
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 **2**		
Wet Basement **1 Dry Basement**		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
HEARTH **0**		
Heat Type **100%** **1 Hot Water BB**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type **100%** **9 None**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style **2 TYPICAL**		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style **2 TYPICAL**		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms **5**		
# Bedrooms **3**		
# Full Baths **1**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

TRIO Software
A Division of Harris Computer Systems

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **2 Fair 100%**		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **1120**		
Condition **3 Below Average**		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good **100%**		
Economic Code **None**		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 12/07/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1970	112	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-029-A | Account 101 | Location 39 MOUNTAIN ROAD | Card 1 Of 1 | 9/25/2024

HALEY, BYRON M
39 MOUNTAIN ROAD
WISCASSET ME 04578
USA

B3624P56 B5259P136

Previous Owner
CHADWICK, RYAN S

PO BOX 262
WISCASSET ME 04578
Sale Date: 5/22/2018

Previous Owner
NOYES, PELHAM P.
NOYES, IDA A.

BOWDOINHAM ME 04008 5205
Sale Date: 1/24/2006

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'20 error this lot was one acre & MH to Haley(Abate) and supplement Chadwick for retained 3.70 acres new lot 29H.
2006-PREVIOUS OWNER:IDA A. NOYES BK1249 PG239 & BK1301 PG37.
2006-NEW MOBILE HOME (2005 REDMAN - SERIAL #43638) (OLD ONE REMOVED.)
2009-Sold one acre to brother. This lot now 4.70 acres with 369.37' frontage.
2014-Moved homestead exemption to new house he just bought.

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**		
Tree Growth Year	**0**		
FARM LAND YEAR		**0**	
OPEN SPACE YEAR		**0**	
Zone/Land Use	**21 RURAL**		
Secondary Zone			
Topography		**1 Level**	
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	**4 Drilled Well**	**6 Septic System**	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	**1 Paved**		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN		**0**	
CONSERV EASE		**0**	

Sale Data

Sale Date		**5/22/2018**	
Price		**90,000**	
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
2011	47,000	34,800	10,000	71,800
2012	47,000	34,800	10,000	71,800
2013	47,000	34,800	10,000	71,800
2014	47,000	34,800	0	81,800
2015	47,000	34,800	0	81,800
2016	47,000	34,800	0	81,800
2017	47,000	34,800	0	81,800
2018	47,000	34,800	0	81,800
2019	47,000	34,800	0	81,800
2020	39,600	34,800	0	74,400
2021	39,600	34,800	0	74,400
2022	39,600	34,800	0	74,400
2023	49,500	43,500	0	93,000
2024	49,500	43,500	0	93,000

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A				%	
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 1.00

Influence Codes

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

WISCASSET

Map Lot R01-029-A | Account 101 | Location 39 MOUNTAIN ROAD | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **100%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 12/07/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
103 SLAB.....	2005	1064	3 100	3	0 %	100 %	
998 14' Mobile	2005	14x76	2 100	3	0 %	50 %	
68 Wood Deck	2008	96	3 100	4	0 %	100 %	
68 Wood Deck	2008	160	3 100	4	0 %	100 %	
24 Frame Shed	2010	144	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-029-B | Account 102 | Location 14 JONES ROAD | Card 1 Of 1 | 9/25/2024

BROOKS, ALYSHA M
14 JONES ROAD
WISCASSET ME 04578

B5227P54

Previous Owner
DALTON,, MARTHA S.

14 JONES ROAD
WISCASSET ME 04578
Sale Date: 1/30/2018

Previous Owner
DALTON, JR., RAYMOND A.
DALTON, MARTHA S.

WISCASSET ME 04578
Sale Date: 10/19/2011

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

5/30/23 W/MRS- NEW MH AFTER 4/1- ADD '24. OLD SV SHED STILL THERE.
'23 Per CEO all buildings Burned & Hauled off. 3/27/23
7/18/22 W/MRS 1sFr ADDN STARTED, LONG TERM PROJECT
2009-New mobile home, older mobile home moved out of town.
2012-Mr. Dalton passed away 10/19/11, leaving property to wife, Martha, as she was joint tenant. Sent veterans widow application as well.

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**21 RURAL**
Secondary Zone	
Topography	**1 Level**

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

Utilities	**4 Drilled Well**	**6 Septic System**

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

Street	**1 Paved**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date	**1/30/2018**
Price	**79,000**
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
2011	41,600	33,500	16,000	59,100
2012	41,600	33,500	16,000	59,100
2013	41,600	33,500	16,000	59,100
2014	41,600	33,500	16,000	59,100
2015	41,600	33,500	16,000	59,100
2016	41,600	33,500	21,000	54,100
2017	41,600	33,500	26,000	49,100
2018	41,600	33,500	0	75,100
2019	41,600	33,500	0	75,100
2020	41,600	33,500	0	75,100
2021	41,600	33,500	0	75,100
2022	41,600	36,000	0	77,600
2023	52,100	300	0	52,400
2024	52,100	57,800	25,000	84,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	1.02	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 2.02

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-029-B | Account 102 | Location 14 JONES ROAD | Card 1 Of 1 | 9/25/2024

Building Style **0**		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units **0**		
Other Units **0**		
Stories **0**		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls **0**		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface **0**		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3-CUSTOM **0**		
OPEN-4-CUSTOM **0**		
Year Built **0**		
Year Remodeled **0**		
Foundation **0**		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **0**		
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 **0**		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
HEARTH **0**		
Heat Type **100%** **0**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style **0**		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style **0**		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms **0**		
# Bedrooms **0**		
# Full Baths **0**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

TRIO Software
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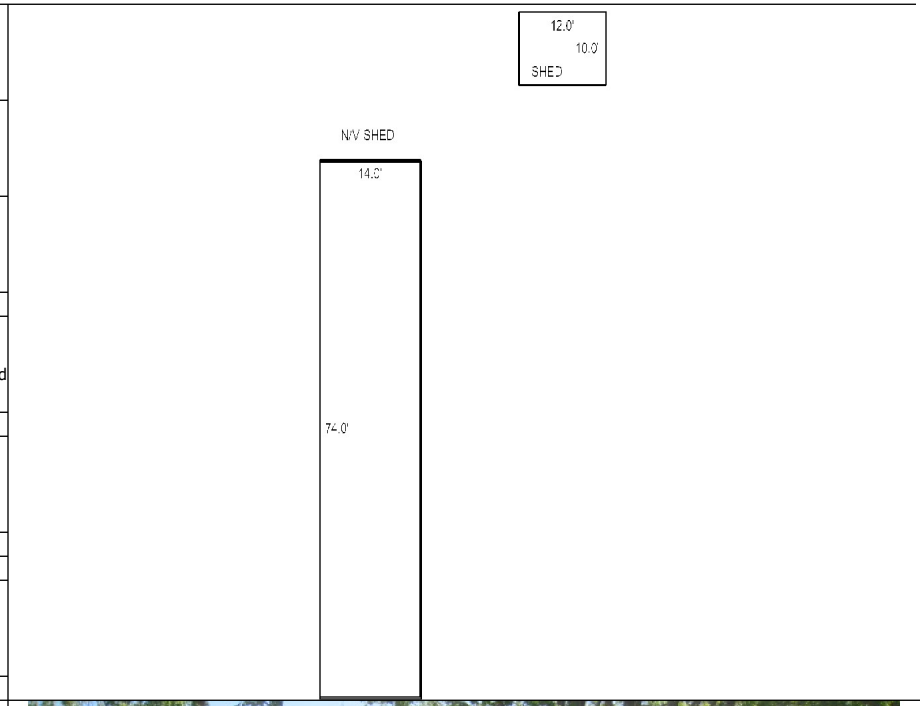
Layout **0**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **0**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **0**		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **0 0%**		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **0**		
Condition **0**		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good **100%**		
Economic Code **None**		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code **1 Interior Inspect**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code **1 Owner**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 12/07/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	0				%	%	300
998 14' Mobile	2023	14x76	3 100	4	0 %	50 %	
103 SLAB.....	2023	1064	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-029-C | Account 103 | Location 11 MOUNTAIN ROAD | Card 1 Of 1 | 9/25/2024

BABCOCK, STEPHEN
BABCOCK, PATRICIA
11 MOUNTAIN ROAD
WISCASSET ME 04578

B5869P100

Previous Owner
HODGDON, DALE M.

11 MOUNTAIN ROAD
WISCASSET ME 04578
Sale Date: 10/29/2012

Previous Owner
HUNTER, DAVID W.
HUNTER, VICKY J.

WISCASSET ME 04578
Sale Date: 1/30/2007

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2007-PREVIOUS OWNER: DAVID & VICKY HUNTER BK1190 PG150.
2013-Previous owner: Dale Hodgdon BK3806 PG205, bought 1/2007 for $238,250.

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**21 RURAL**
Secondary Zone	
Topography	**1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date	**10/29/2012**
Price	**129,500**
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
2011	39,600	208,100	10,000	237,700
2012	39,600	208,100	10,000	237,700
2013	39,600	208,100	0	247,700
2014	39,600	208,100	0	247,700
2015	39,600	208,100	0	247,700
2016	39,600	208,100	0	247,700
2017	39,600	208,100	0	247,700
2018	39,600	208,100	0	247,700
2019	39,600	208,100	0	247,700
2020	39,600	208,100	0	247,700
2021	39,600	208,100	0	247,700
2022	39,600	208,100	0	247,700
2023	49,500	260,100	0	309,600
2024	49,500	260,100	0	309,600

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	0.01	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 1.01

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-029-C | Account 103 | Location 11 MOUNTAIN ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**7 Modern/Contemp.**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**5 One & 3/4 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**1 CLAPBOARD**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1985**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**1 Dry Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**484**		
Fin Bsmt Grade	**9 100**		
HEARTH	**1**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**7**		
# Bedrooms	**3**		
# Full Baths	**3**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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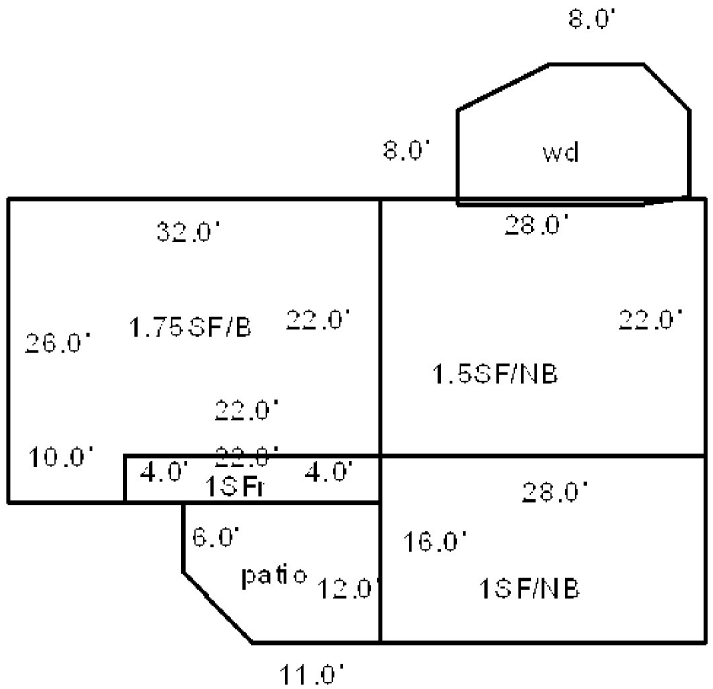
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**4 Good 95%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**744**		
Condition	**5 Above Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**90%**		
Functional Code	**2 Overbuilt**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**1 Interior Inspect**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 12/07/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	1985	88	0 0	0	0 %	0 %	
1 ONE STORY	1985	448	0 0	0	0 %	0 %	
68 Wood Deck	1991	200	0 0	0	0 %	0 %	
62 Patio	1991	186	0 0	0	0 %	0 %	
4 1 & 1/2 STORY FR	1991	616	0 0	0	0 %	0 %	
90 BSMT ENTRY.....	1991	20	0 0	0	0 %	0 %	
61 Canopy	1991	20	0 0	0	0 %	0 %	
23 Frame Garage	2008	783	3 100	4	0 %	100 %	
					%	%	
					%	%	

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

Map Lot R01-029-D | Account 104 | Location 36 JONES ROAD | Card 1 Of 1 | 9/25/2024

HAMMOND, DIANE L
WISCASSET ME 04578 4448

B5863P294

Previous Owner
HAMMOND, GREGORY J
HAMMOND, DIANE L

WISCASSET ME 04578 4448
Sale Date: 3/29/2022

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

Secondary Zone

Topography **2 Rolling**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **3 Gravel**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **3/29/2022**

Price

Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **8 Other Non Valid**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	41,200	33,300	10,000	64,500
2012	41,200	33,300	10,000	64,500
2013	41,200	33,300	10,000	64,500
2014	41,200	33,300	10,000	64,500
2015	41,200	33,300	10,000	64,500
2016	41,200	33,300	15,000	59,500
2017	41,200	33,300	20,000	54,500
2018	41,200	33,300	20,000	54,500
2019	41,200	33,300	20,000	54,500
2020	41,200	33,300	25,000	49,500
2021	41,200	33,300	25,000	49,500
2022	41,200	33,300	24,000	50,500
2023	51,600	41,600	25,000	68,200
2024	51,600	41,600	25,000	68,200

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	90	%	0
23.Deep WF Size A	28	1.00	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 2.00

Influence Codes

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

WISCASSET

Map Lot R01-029-D | Account 104 | Location 36 JONES ROAD | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

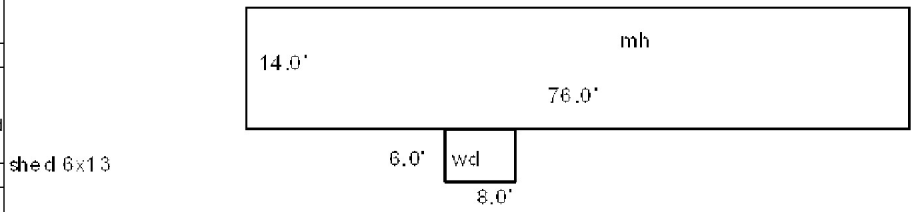
Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **1 Interior Inspect**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code **1 Owner**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 3/20/2007



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1994	48	0 0	0	0 %	0 %	
24 Frame Shed	1994	208	3 100	4	0 %	100 %	
998 14' Mobile	1994	14x76	3 100	4	0 %	50 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-029-E | Account 2246 | Location 65 JONES ROAD | Card 1 Of 1 | 9/25/2024

CASEY, RICHARD
CASEY, SAMANTHA
WISCASSET ME 04578

B2762P82

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**21 RURAL**
Secondary Zone	
Topography	**1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date	**11/19/2001**
Price	**15,000**

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
2011	41,800	99,600	10,000	131,400
2012	41,800	99,600	10,000	131,400
2013	41,800	99,600	10,000	131,400
2014	41,800	99,600	10,000	131,400
2015	41,800	104,700	10,000	136,500
2016	41,800	104,700	15,000	131,500
2017	41,800	110,600	20,000	132,400
2018	41,800	110,600	20,000	132,400
2019	41,800	110,600	20,000	132,400
2020	41,800	110,600	25,000	127,400
2021	41,800	110,600	25,000	127,400
2022	41,800	110,600	24,000	128,400
2023	52,300	138,300	25,000	165,600
2024	52,300	138,300	25,000	165,600

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	1.10	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 2.10

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'17 nah est more complete.
'15 W/ Samantha hse more complete adjust list.
2002-NEW HOUSE 50% DONE. CHECK IN 2003 (FOUNDATION, BATH, ETC.)
2007-The capped foundation is water damaged and has no value.
1/27/08-house burned totally, removed for 2008.

WISCASSET

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Map Lot R01-029-E | Account 2246 | Location 65 JONES ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**2 Ranch**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**1 CLAPBOARD**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**2008**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**1 Dry Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**800**		
Fin Bsmt Grade	**2 100**		
HEARTH	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**7**		
# Bedrooms	**4**		
# Full Baths	**2**		
# Half Baths	**1**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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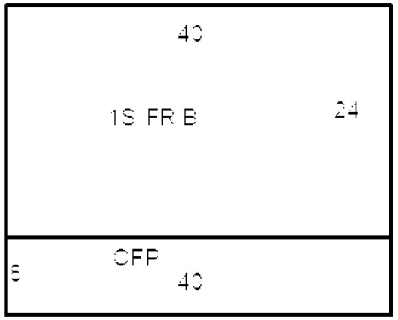
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 100%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**960**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**90%**		
Functional Code	**1 Incomplete**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**5 Estimated**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**5 Estimate**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	

Date Inspected 6/08/2010



S-ED 12X12

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	2006	144	3 100	4	0 %	100 %	
21 Open Frame	2008	320	3 100	3	0 %	70 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R01-029-F | Account 2571 | Location 27 MOUNTAIN ROAD | Card 1 Of 1 | 9/25/2024

MICHAEL TROTT
TROTT, JANE
27 MOUNTAIN ROAD
WISCASSET ME 04578

B6092P159

Previous Owner
CHADWICK, TYLER S

PO BOX 503
WISCASSET ME 04578
Sale Date: 3/29/2024

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'16 nah MH replaced.
2009-MOBILE HOME MOVED TO THIS LOT FROM WHIPPOORWILL MOBILE HOME PARK. THIS LOT IS 1 ACRE WITH 125.9' FRONTAGE.

WISCASSET

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

Secondary Zone

Topography **1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **3/29/2024**

Price **275,000**

Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **1 Arms Length Sale**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	39,600	23,700	10,000	53,300
2012	39,600	23,700	10,000	53,300
2013	39,600	23,700	10,000	53,300
2014	39,600	23,700	10,000	53,300
2015	39,600	23,700	10,000	53,300
2016	39,600	76,300	15,000	100,900
2017	39,600	76,300	20,000	95,900
2018	39,600	76,300	20,000	95,900
2019	39,600	76,300	20,000	95,900
2020	39,600	76,300	25,000	90,900
2021	39,600	76,300	25,000	90,900
2022	39,600	76,300	24,000	91,900
2023	49,500	95,300	25,000	119,800
2024	49,500	95,300	0	144,800

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A				%	
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 1.00

Influence Codes

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

WISCASSET

Map Lot R01-029-F | Account 2571 | Location 27 MOUNTAIN ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**10 Double Wide**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**8 ALUM/VINYL**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**2010**		
Year Remodeled	**0**		
Foundation	**5 Concrete Slab**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**9 No Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**9 No Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**0**		
Heat Type	**100%**	**5 Forced Warm Air**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**0**		
# Bedrooms	**3**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

TRIO Software
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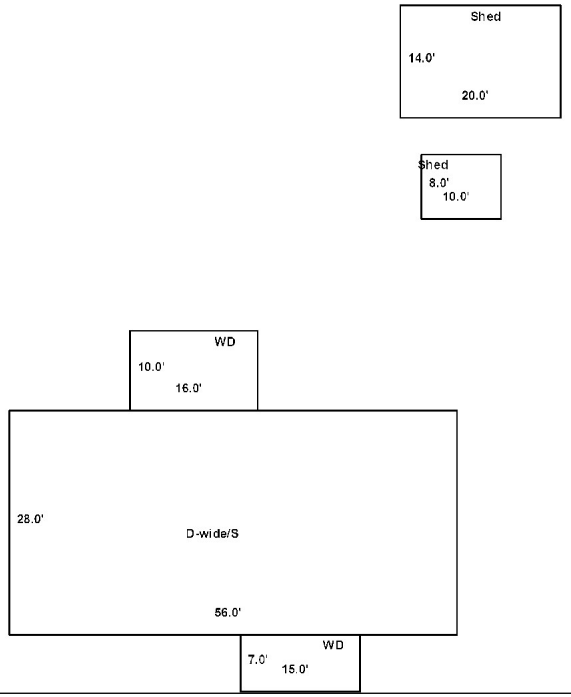
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**2 Fair 100%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**1568**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**0**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	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
68 Wood Deck	2009	105	2 100	4	0 %	100 %	
68 Wood Deck	2009	160	2 100	3	0 %	100 %	
24 Frame Shed	2000	80	2 100	2	0 %	100 %	
24 Frame Shed	2016	280	2 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-029-G | Account 16 | Location 25 JONES ROAD | Card 1 Of 1 | 9/25/2024

SHEA, BRANDON
RUSSELL, RENEE R
25 JONES ROAD
WISCASSET ME 04578

B4767P4 B6019P64

Previous Owner
SHEA, HAROLD & ALICE J/T
SHEA, BRANDON

WISCASSET ME 04578
Sale Date: 5/17/2023

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
2014-Bought 2.8 acres from Clark Jones.

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**21 RURAL**
Secondary Zone	
Topography	**2 Rolling**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **3 Gravel**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date	**5/17/2023**
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
2014	43,200	48,200	0	91,400
2015	43,200	48,200	0	91,400
2016	43,200	48,200	0	91,400
2017	43,200	48,200	0	91,400
2018	43,200	48,200	0	91,400
2019	43,200	48,200	0	91,400
2020	43,200	48,200	0	91,400
2021	43,200	48,200	0	91,400
2022	43,200	48,200	0	91,400
2023	54,000	60,300	0	114,300
2024	54,000	60,300	0	114,300

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	1.80	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 2.80

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-029-G | Account 16 | Location 25 JONES ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**2 Ranch**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**8 ALUM/VINYL**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1985**		
Year Remodeled	**0**		
Foundation	**5 Concrete Slab**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**9 No Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**9 No Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**4**		
# Bedrooms	**2**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

TRIO Software
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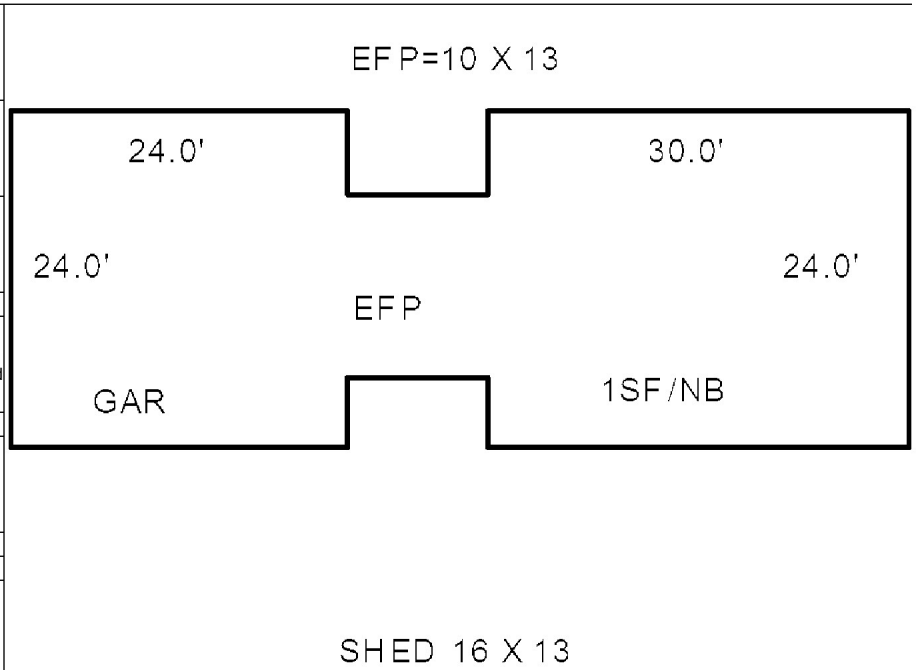
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 95%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**720**		
Condition	**2 Fair**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**0**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	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
22 Encl Frame Porch	1985	130	3 95	2	0 %	100 %	
23 Frame Garage	1985	576	3 95	2	0 %	100 %	
24 Frame Shed	1985	208	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-029-H | Account 2696 | Location MOUNTAIN ROAD | Card 1 Of 1 | 9/25/2024

VIELE, KYLE C
P.O. BOX 1296
WISCASSET ME 04578

B5598P85 B6086P65

Previous Owner
CHADWICK, RYAN S

PO BOX 262
WISCASSET ME 04578
Sale Date: 10/01/2020

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
'20 MISSED SPLIT OF RETAINED 3.7 ACRES. SUPPLEMENT

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	
OPEN SPACE YEAR	
Zone/Land Use	**21 RURAL**
Secondary Zone	
Topography	**2 Rolling**

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

Utilities

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

Street **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	**10/01/2020**
Price	**28,000**
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
2020	45,000	0	0	45,000
2021	45,000	0	0	45,000
2022	45,000	0	0	45,000
2023	56,300	0	0	56,300
2024	56,300	0	0	56,300

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	2.70	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 3.70

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-029-H | Account 2696 | Location MOUNTAIN ROAD | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	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
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R01-029-I | Account 2699 | Location 89 JONES ROAD | Card 1 Of 1 | 9/25/2024

GREEN APPLE FARMS V, LLC
250 WEST 57TH STREET SUITE 701
NEW YORK NY 10107

B5767P28

Previous Owner
JONES, ROGER H
PO BOX 137

WISCASSET ME 04578
Sale Date: 8/20/2021

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
'20 183.70 ACRES RETAINED FROM SPLIT OF LOT 29.

WISCASSET

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR

OPEN SPACE YEAR

Zone/Land Use **21 RURAL**

Secondary Zone

Topography **2 Rolling**

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

Utilities

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

Street **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 **8/20/2021**

Price **284,500**

Sale Type **1 Land Only**

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

Financing **9 Unknown**

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

Validity **1 Arms Length Sale**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2020	150,900	0	0	150,900
2021	150,900	0	0	150,900
2022	150,900	0	0	150,900
2023	188,600	0	0	188,600
2024	188,600	0	0	188,600

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	10.00	100	%	0
Acres	29	10.00	100	%	0
24.Base Waterfron	30	162.50	100	%	0
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si					
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 183.50

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-029-I | Account 2699 | Location 89 JONES ROAD | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	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
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R01-029-I SLR ON | Account 2801 | Location 89 JONES ROAD | Card 1 Of 1 | 9/25/2024

WISCASSET SOLAR 1, LLC.
250 W 57TH STREET SUITE 701
NEW YORK NY 10107

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR

OPEN SPACE YEAR

Zone/Land Use **16 RESIDENTIAL**

Secondary Zone

Topography **2 Rolling**

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

Utilities

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

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
2024	0	3,273,400	3,273,400	0

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj				%	
22.Base Waterfron				%	
23.Deep WF Size A				%	
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 0.00

Influence Codes

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

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

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Map Lot R01-029-I SLR ON | Account 2801 | Location 89 JONES ROAD | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

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Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	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
124 SOLAR PANELS	2023				%	%	3,273,400
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R01-030 Account 105 Location 84 LOWELLTOWN ROAD Card 1 Of 1 9/25/2024

O'BRIEN, AVARD JEFFREY
O'BRIEN, DEBRA LYNN
P.O. BOX 2034
SOUTH HAMILTON MA 01982

B6070P244

Previous Owner
FRANSSEN, LUKAS EUGENE
FRANSSEN, KAYLA LEE
84 LOWELLTOWN ROAD
WISCASSET ME 04578
Sale Date: 1/03/2024

Previous Owner
APCZYNSKI, JOHN V JR
APCZYNSKI, SABRINA C
84 LOWELLTOWN ROAD
WISCASSET ME 04578
Sale Date: 1/07/2021

Previous Owner
THE TRUMAN CORPORATION
689 MAIN STREET

OXFORD ME 49062 8707
Sale Date: 9/29/2015

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'17 add wd
'16 w/ mr. new hse & LI.
2004-CHANGED AC FROM 18 TO 12.36 PER SURVEY
2005-PER DEED CHANGED AC FROM 12.36 TO 12.41 AC.
FORMER OWNER: FRANCES MITCHELL BK1992 PG200.
2014-This lot is also tree growth and wooded wetland with lots 32 and 33.
11/13/14-This lot was entered into Tree Growth in error. Abatement done for tree growth tax amount and supplemental tax bill sent to Mr. Wagner for a non tree growth lot as intended

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**		
Tree Growth Year	**0**		
FARM LAND YEAR	**0**		
OPEN SPACE YEAR	**0**		
Zone/Land Use	**21 RURAL**		
Secondary Zone			
Topography	**2 Rolling**	**1 Level**	
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	**4 Drilled Well**	**6 Septic System**	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	**1 Paved**		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	**0**		
CONSERV EASE	**0**		

Sale Data

Sale Date	**1/03/2024**		
Price	**520,000**		
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
2011	61,000	0	0	61,000
2012	61,000	0	0	61,000
2013	61,000	0	0	61,000
2014	2,600	0	0	2,600
2015	61,000	0	0	61,000
2016	61,000	131,100	0	192,100
2017	61,000	135,200	20,000	176,200
2018	61,000	135,200	20,000	176,200
2019	61,000	135,200	20,000	176,200
2020	61,000	135,200	25,000	171,200
2021	61,000	135,200	0	196,200
2022	61,000	135,200	0	196,200
2023	76,300	169,000	0	245,300
2024	76,300	169,000	0	245,300

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	10.00	100	%	0
Acres	29	1.41	100	%	0
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si					
28.Rear Land 1-10		**Total Acreage**	12.41		
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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-030 | Account 105 | Location 84 LOWELLTOWN ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**2 Ranch**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**8 ALUM/VINYL**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**2016**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**0**	
Heat Type	**100%**	**1 Hot Water BB**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**0**	
# Bedrooms	**3**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

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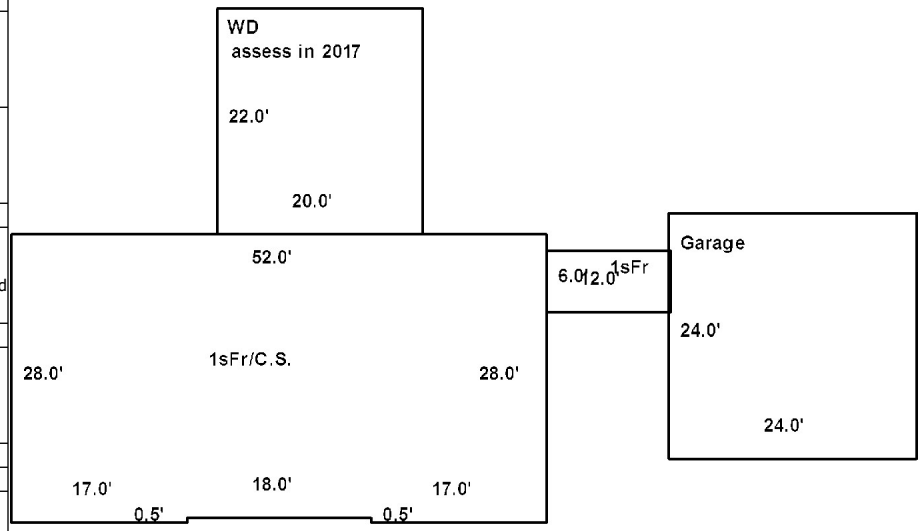
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1447**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 12/07/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
7 1 S BRICK	0	36	0 0	0	0 %	0 %	
23 Frame Garage	0	576	0 0	0	0 %	0 %	
68 Wood Deck	0	440	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-031 Account 106 Location LOWELLTOWN ROAD Card 1 Of 1 9/25/2024

LUTES, RICHARD
LUTES, NANCY
WISCASSET ME 04578

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

Secondary Zone

Topography **1 Level**

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

Utilities **9 NoWater/NoSewer**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date

Price

Sale Type

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

Financing

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

Validity

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

Verified

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	400	0	0	400
2012	400	0	0	400
2013	400	0	0	400
2014	400	0	0	400
2015	400	0	0	400
2016	400	0	0	400
2017	400	0	0	400
2018	400	0	0	400
2019	400	0	0	400
2020	400	0	0	400
2021	400	0	0	400
2022	400	0	0	400
2023	500	0	0	500
2024	500	0	0	500

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	28	0.18		100 %	0
22.Base Waterfron				%	
23.Deep WF Size A				%	
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 0.18

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2/28/08-abatement issued to code as rear land due to fact lot is not buildable and not a homesite.

WISCASSET

WISCASSET

Map Lot R01-031 | Account 106 | Location LOWELLTOWN ROAD | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code **0**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 12/07/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-032 Account 107 Location 94 LOWELLTOWN ROAD Card 1 Of 1 9/25/2024

BILODEAU, JOSEPH J
BILODEAU, JANA J
76 MOUNTAIN ROAD
WEST BATH ME 04530

B5820P205

Previous Owner
WAGNER, JOHN E
WAGNER, MARY B
76 MOUNTAIN ROAD
WEST BATH ME 04530
Sale Date: 12/08/2021

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2003- 78 ACRES MIXED WOOD, 25 ACRES SOFTWOOD (TREE GROWTH)
2005-PER PLANIMETER CHECK CHANGED ACREAGE FROM 111.5 TO 119 (DID NOT ADJUST ANY TREE GROWTH)
10/18/05-CHANGED ACREAGE BACK TO 115.
05/30/08-sent survey into map company to correct acreage. Acreage now 111.5.
8/14/13-Tree Growth renewal submitted.

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**2014**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**20 NEQ. WATERSHED**
Secondary Zone	**21 RU**
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	**12/08/2021**
Price	**187,500**
Sale Type	**1 Land Only**

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

Financing	**9 Unknown**

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

Validity	**8 Other Non Valid**

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

Verified	**5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	88,000	0	0	88,000
2012	88,000	0	0	88,000
2013	88,200	0	0	88,200
2014	42,800	0	0	42,800
2015	43,200	0	0	43,200
2016	51,200	0	0	51,200
2017	52,900	0	0	52,900
2018	53,200	0	0	53,200
2019	52,000	0	0	52,000
2020	52,200	0	0	52,200
2021	51,000	0	0	51,000
2022	49,600	0	0	49,600
2023	55,200	0	0	55,200
2024	55,800	0	0	55,800

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	28	7.91	100	%	0
22.Base Waterfron	40	9.59	100	%	0
23.Deep WF Size A	38	72.00	100	%	0
Acres	37	22.00	100	%	0
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si					
28.Rear Land 1-10		**Total Acreage**	111.50		
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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-032 | Account 107 | Location 94 LOWELLTOWN ROAD | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code **0**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 12/07/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-033 Account 108 Location LOWELLTOWN ROAD Card 1 Of 1 9/25/2024

BILODEAU, JOSEPH J
BILODEAU, JANA J
76 MOUNTAIN ROAD
WEST BATH ME 04530

B5820P205

Previous Owner
WAGNER, JOHN E
WAGNER, MARY BARR
76 MOUNTAIN ROAD
WEST BATH ME 04530
Sale Date: 12/08/2021

Previous Owner
AMES, ARVILLA L.

PO BOX 336
WISCASSET ME 04578
Sale Date: 3/18/2003

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'19 SECTION OF POOLER PIT ROAD (.45 ACRES DEEDED TO THIS LOT)
'16 3 ACRES (NON-TG) TO NEW LOT 33-C
2003-FORMER OWNER: ARVILLA AMES BK1290 PG188 (OLD BK427 PG142)
2003-35 ACRES TREE GROWTH (MIXED)
8/14/13-Tree Growth renewal submitted.

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**2014**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**20 NEQ. WATERSHED**
Secondary Zone	**21 RU**
Topography	**2 Rolling** **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	**12/08/2021**
Price	
Sale Type	**1 Land Only**

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

Financing	**9 Unknown**

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

Validity	**1 Arms Length Sale**

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

Verified	**5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	50,700	0	0	50,700
2012	50,700	0	0	50,700
2013	50,800	0	0	50,800
2014	25,400	0	0	25,400
2015	25,600	0	0	25,600
2016	22,700	0	0	22,700
2017	23,300	0	0	23,300
2018	23,400	0	0	23,400
2019	24,000	0	0	24,000
2020	24,000	0	0	24,000
2021	23,700	0	0	23,700
2022	23,300	0	0	23,300
2023	27,000	0	0	27,000
2024	27,100	0	0	27,100

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	28	6.45	100	%	0
22.Base Waterfron	38	28.00	100	%	0
23.Deep WF Size A				%	
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 34.45

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-033 | Account 108 | Location LOWELLTOWN ROAD | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-033-A | Account 109 | Location 102 LOWELLTOWN ROAD | Card 1 Of 1 | 9/25/2024

BAILEY, JOHN E JR
BAILEY, MELISSA A
22 JOHNSON STREET
WISCASSET ME 04578

B5454P158

Previous Owner
POOLER, MARJORIE

102 LOWELLTOWN ROAD
WISCASSET ME 04578
Sale Date: 11/06/2019

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2001- CREATED JOINT TENANCY. ALSO ADJUSTED ACREAGE PER DEED TO 1.19 ACRES PREVIOUS BK1198 PG0225
2002-GEORGE DECEASED LEAVING MARJORIE SOLE OWNER OF PROPERTY

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**21 RURAL**
Secondary Zone	
Topography	**3 Above Street**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date	**11/06/2019**
Price	**40,000**

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 **3 Distressed Sale**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	40,000	46,000	16,000	70,000
2012	40,000	46,000	16,000	70,000
2013	40,000	46,000	16,000	70,000
2014	40,000	46,000	16,000	70,000
2015	40,000	46,000	16,000	70,000
2016	40,000	46,000	21,000	65,000
2017	40,000	46,000	26,000	60,000
2018	40,000	46,000	26,000	60,000
2019	40,000	46,000	26,000	60,000
2020	40,000	46,000	0	86,000
2021	40,000	46,000	0	86,000
2022	40,000	46,000	0	86,000
2023	50,000	57,500	0	107,500
2024	50,000	57,500	0	107,500

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	0.19	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 1.19

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-033-A | Account 109 | Location 102 LOWELLTOWN ROAD | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

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Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

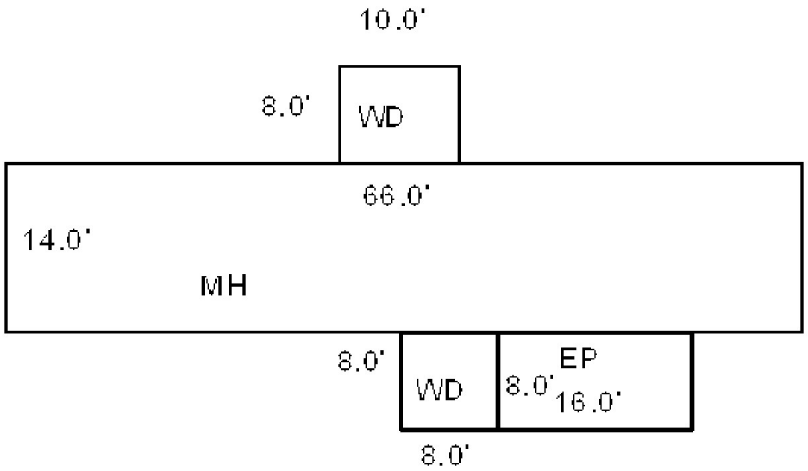
Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



GARAGE 24X36

Date Inspected 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1987	64	3 100	4	0 %	100 %	
22 Encl Frame Porch	1987	128	2 100	4	0 %	100 %	
23 Frame Garage	1987	864	3 100	4	0 %	100 %	
68 Wood Deck	1987	80	3 100	4	0 %	100 %	
998 14' Mobile	1987	14x66	3 100	4	0 %	50 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-033-B | Account 110 | Location 34 POOLER PIT ROAD | Card 1 Of 1 | 9/25/2024

ABBOTT, EDWARD A
WISCASSET ME 04578

B2566P45

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**21 RURAL**
Secondary Zone	
Topography	**1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **5 Private**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date	**5/01/2000**
Price	**16,500**
Sale Type	**1 Land Only**

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

Financing **9 Unknown**

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

Validity **1 Arms Length Sale**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	39,800	81,600	10,000	111,400
2012	39,800	81,600	10,000	111,400
2013	39,800	81,600	10,000	111,400
2014	39,800	81,600	10,000	111,400
2015	39,800	81,600	10,000	111,400
2016	39,800	81,600	15,000	106,400
2017	39,800	81,600	20,000	101,400
2018	39,800	81,600	20,000	101,400
2019	39,800	81,600	20,000	101,400
2020	39,800	81,600	25,000	96,400
2021	39,800	81,600	25,000	96,400
2022	39,800	81,600	24,000	97,400
2023	49,800	102,000	25,000	126,800
2024	49,800	102,000	25,000	126,800

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	0.10	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 1.10

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

FORMER OWNER:GEORGE POOLER BK1435 PG0305
2001-ADJUSTED ACREAGE PER DEED TO 1.1 2002-GARAGE IN 2002 ONLY 50% DONE.
2004-GARAGE IN 2004 75% DONE AND 16 X 28 GARAGE ADDITION.

WISCASSET

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Map Lot R01-033-B | Account 110 | Location 34 POOLER PIT ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**10 Double Wide**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**8 ALUM/VINYL**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**2000**	
Year Remodeled	**0**	
Foundation	**5 Concrete Slab**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**0**	
Heat Type	**100%**	**5 Forced Warm Air**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**6**	
# Bedrooms	**3**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

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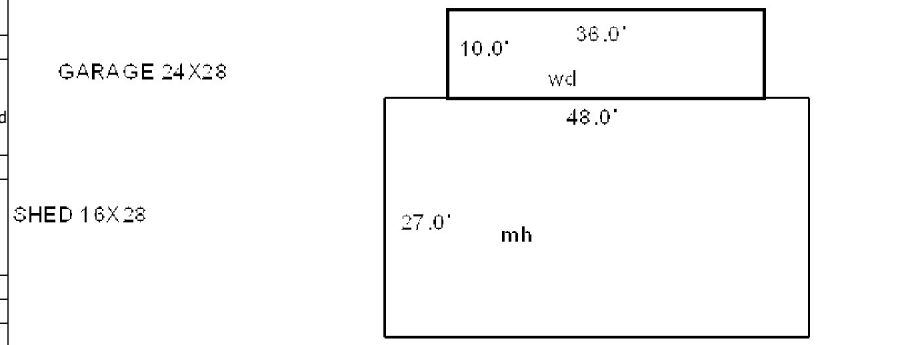
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 100%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1296**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 3/21/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	2000	360	3 100	4	0 %	100 %	
24 Frame Shed	2000	140	3 100	4	0 %	100 %	
23 Frame Garage	2001	672	3 100	4	0 %	100 %	
24 Frame Shed	2003	448	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-033-C Account 2619 Location 106 POOLER PIT ROAD Card 1 Of 1 9/25/2024

HARKINS, MATHEW A
106 POOLER PIT ROAD
WISCASSET ME 04578

B4890P277 B4890P279 B5268P126 B5250P203

Previous Owner
WISCASSET FORD, INC.
C/O ALLARY GRASSO & MATTHEW HARKINS
106 POOLER PIT ROAD
WISCASSET ME 04578
Sale Date: 4/12/2018

Previous Owner

WISCASSET ME 04578
Sale Date: 5/26/2015

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
'19 .45 ACRES (50'X396' OF POOLER PIT ROAD) TO ABUTTING LOT 33. Nah new D-Wide and WD.

WISCASSET

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **20 NEQ. WATERSHED**

Secondary Zone **21 RU**

Topography **2 Rolling**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **3 Gravel**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **4/12/2018**

Price **128,000**

Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **1 Arms Length Sale**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2016	43,600	0	0	43,600
2017	43,600	0	0	43,600
2018	43,600	0	0	43,600
2019	42,700	84,400	0	127,100
2020	42,700	84,400	0	127,100
2021	42,700	84,400	0	127,100
2022	42,700	84,400	0	127,100
2023	53,400	105,500	0	158,900
2024	53,400	105,500	0	158,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	1.55	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 2.55

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-033-C | Account 2619 | Location 106 POOLER PIT ROAD | Card 1 Of 1 | 9/25/2024

Building Style **9 Other**		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units **1**		
Other Units **0**		
Stories **1 One Story**		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls **8 ALUM/VINYL**		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3-CUSTOM **0**		
OPEN-4-CUSTOM **0**		
Year Built **2018**		
Year Remodeled **0**		
Foundation **5 Concrete Slab**		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **9 No Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **9 No Basement**		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
HEARTH **0**		
Heat Type **100%** **5 Forced Warm Air**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style **2 TYPICAL**		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style **2 TYPICAL**		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms **0**		
# Bedrooms **0**		
# Full Baths **2**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

TRIO Software
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Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **2 Fair 100%**		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **1458**		
Condition **4 Average**		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good **100%**		
Economic Code **None**		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	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
68 Wood Deck	0	144	3 100	9	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-034 Account 112 Location 114 LOWELLTOWN ROAD Card 1 Of 1 9/25/2024

OVERLOCK, EARL L J/T
OVERLOCK, BEVERLY V
WISCASSET ME 04578

B1070P44 B4700P183

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

Secondary Zone

Topography **1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date

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
2011	39,600	97,500	10,000	127,100
2012	39,600	97,500	10,000	127,100
2013	39,600	97,500	10,000	127,100
2014	39,600	97,500	10,000	127,100
2015	39,600	97,500	10,000	127,100
2016	39,600	97,500	15,000	122,100
2017	39,600	97,500	20,000	117,100
2018	39,600	97,500	20,000	117,100
2019	39,600	97,500	20,000	117,100
2020	39,600	97,500	25,000	112,100
2021	39,600	97,500	25,000	112,100
2022	39,600	97,500	24,000	113,100
2023	49,500	121,800	25,000	146,300
2024	49,500	121,800	25,000	146,300

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00		100 %	0
22.Base Waterfron	21	1.00		100 %	0
23.Deep WF Size A				%	
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 1.00

Influence Codes

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

WISCASSET

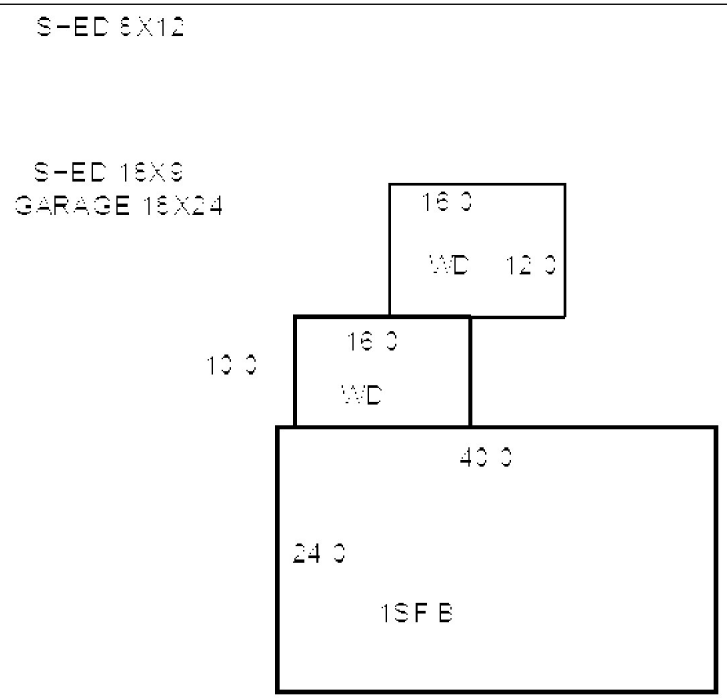
Map Lot R01-034 | Account 112 | Location 114 LOWELLTOWN ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**3 Raised Ranch**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**1 CLAPBOARD**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1970**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
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	**2 Damp Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**480**		
Fin Bsmt Grade	**9 100**		
HEARTH	**1**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**5**		
# Bedrooms	**3**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

TRIO Software
A Division of Harris Computer Systems

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 100%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**960**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**4 Unoccupied**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**4 Agent**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 6/08/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1980	160	0 0	0	0 %	0 %	
23 Frame Garage	1982	432	3 100	4	0 %	100 %	
24 Frame Shed	1982	162	3 0	4	0 %	0 %	
24 Frame Shed	2009	96	3 100	4	0 %	100 %	
68 Wood Deck	2000	192	1 95	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-035-A | Account 2247 | Location 122 LOWELLTOWN ROAD | Card 1 Of 1 | 9/25/2024

MCGUIGGAN, MARIA BETH
ASHTON, TERRENCE CHARLES
WISCASSET ME 04578

B2686P244

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**20 NEQ. WATERSHED**
Secondary Zone	**21 RU**
Topography	**1 Level**

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

Utilities	**4 Drilled Well**	**6 Septic System**

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

Street	**1 Paved**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date	**6/05/2001**
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
2011	45,600	4,800	10,000	40,400
2012	45,600	4,800	10,000	40,400
2013	45,600	4,800	10,000	40,400
2014	45,600	4,800	10,000	40,400
2015	47,600	4,800	10,000	42,400
2016	47,600	0	0	47,600
2017	47,600	0	0	47,600
2018	47,600	0	0	47,600
2019	47,600	0	0	47,600
2020	47,600	0	0	47,600
2021	47,600	0	0	47,600
2022	47,600	0	0	47,600
2023	59,500	0	0	59,500
2024	59,500	0	0	59,500

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	4.01	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 5.01

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

9/12/24 NO ONE AROUND, L/O, NOTHING THERE
'16 MH gone in fall of 2014. Delete and remove Homestead Exemption.
2003-SENT SUPPLEMENTAL TAX BILL FOR MOBILE HOME NOT PREVIOUSLY TAXED. 209' frontage.
10/30/14-Corrected acreage error from 4.01 acres to 5.01 acres. (Assessing office/tax record error.)

WISCASSET

WISCASSET

Map Lot R01-035-A | Account 2247 | Location 122 LOWELLTOWN ROAD | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

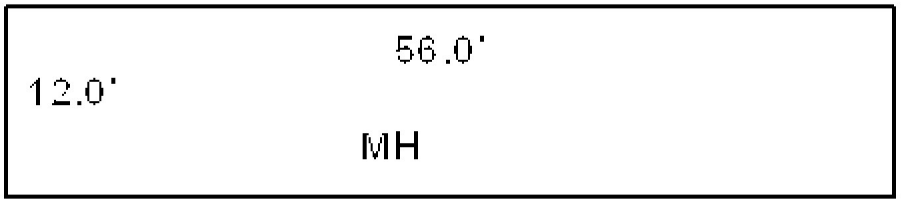
Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-035-B | Account 115 | Location 135 POOLER PIT ROAD | Card 1 Of 1 | 9/25/2024

CHANCELLOR, AARON J/T
WELLMAN, CRYSTAL T
WISCASSET ME 04578

B3032P73

Previous Owner
CHANCELLOR, AARON

110 LOWELLTOWN ROAD
WISCASSET ME 04578

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

9/12/24 NAH, WD STILL THERE, REMOVE 128 SF BARN
'16 meager hse start @ shell price.
ACTUALLY ON POOLER PIT ROAD. 2002-ADDED HOUSE TO CARD (NEVER TAXED) AND M/H NOW JUST STORAGE.
2003-HOUSE COMPLETE, REMOVED M/H, ADDED SHED AND ALSO ADDED 10 X 15 ONE STORY FRAME HOUSE AND 9 X 10 DECK WITH WELL AND SEPTIC.
2004-THIS WAS ORIGINALLY MAP R-1 LOT 35/2 AND IS NOT LOT 35B
[illegible] DECK ON CAMP AND ADDED 8 X 10 ADDITION. ALSO CHANGED GRADE FROM 'C' TO 'D'

WISCASSET

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **12 SHORE STREAM PRO**

Secondary Zone **20 NW**

Topography **1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date

Price

Sale Type

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

Financing

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

Validity

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

Verified

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	72,400	145,800	0	218,200
2012	72,400	174,300	0	246,700
2013	74,200	174,300	10,000	238,500
2014	74,200	174,300	10,000	238,500
2015	74,200	174,300	10,000	238,500
2016	74,200	179,100	15,000	238,300
2017	74,200	179,100	20,000	233,300
2018	74,200	179,100	20,000	233,300
2019	74,200	179,100	20,000	233,300
2020	74,200	179,100	25,000	228,300
2021	74,200	179,100	25,000	228,300
2022	74,200	179,100	24,000	229,300
2023	92,800	222,700	25,000	290,500
2024	92,800	217,000	25,000	284,800

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00		100 %	0
22.Base Waterfron	21	1.00		100 %	0
23.Deep WF Size A	28	10.00		100 %	0
Acres	29	10.00		100 %	0
24.Base Waterfron	30	9.29		100 %	0
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si					
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 30.29

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-035-B | Account 115 | Location 135 POOLER PIT ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**4 Cape Cod**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**4 One & 1/2 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**2 WOOD SHINGLE**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1994**		
Year Remodeled	**0**		
Foundation	**2 Concrete Block**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**1 Dry Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**0**		
Heat Type	**100%**	**9 Not Heated**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**100%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**4**		
# Bedrooms	**2**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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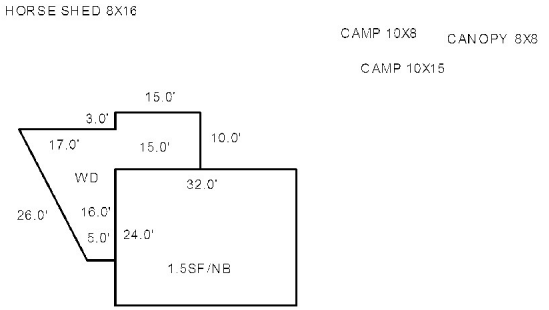
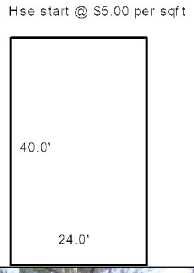
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**4 Good 110%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**768**		
Condition	**6 Good**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**1 Interior Inspect**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	





Date Inspected 6/08/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	2006	478	0 0	0	0 %	100 %	
61 Canopy	2005	84	2 100	2	0 %	100 %	
23 Frame Garage	2009	384	3 100	4	0 %	100 %	
23 Frame Garage	2009	508	3 100	4	0 %	100 %	
88 FIN APT/1 ST	2012	896	3 100	4	0 %	100 %	
1 ONE STORY	2015				%	%	4,800
					%	%	
					%	%	
					%	%	
					%	%	

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 R01-035-C | Account 2313 | Location 8 DIRT WAY | Card 1 Of 1 | 9/25/2024

CONNORS, SCOTT
P.O. BOX 262
DRESDEN ME 04342

B5354P75 B5369P78

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**21 RURAL**
Secondary Zone	**20 NW**

Topography **3 Above Street** **1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date	
Price	**25,000**

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
2011	64,400	0	0	64,400
2012	64,400	0	0	64,400
2013	64,400	0	0	64,400
2014	64,400	0	0	64,400
2015	64,400	0	0	64,400
2016	64,400	0	0	64,400
2017	64,400	0	0	64,400
2018	64,400	0	0	64,400
2019	64,400	0	0	64,400
2020	64,400	0	0	64,400
2021	64,400	0	0	64,400
2022	64,400	0	0	64,400
2023	80,600	23,100	0	103,700
2024	80,600	23,100	0	103,700

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	10.00	100	%	0
Acres	29	4.84	100	%	0
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si					
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 15.84

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

5/30/23 NAH- M&L COTTAGE +MVR.
2005-SOLD 12.96 ACRES TO LOTS 35F-PINKHAM
12/14/06-Sold 5.16 acres to Kris Pinkham for $30,000 (Previously bought for $25,000) (This deed not recorded until 8/2007).

WISCASSET

WISCASSET

Map Lot R01-035-C | Account 2313 | Location 8 DIRT WAY | Card 1 Of 1 | 9/25/2024

Building Style	**12 Cottage/Camp**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**5 T-111**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**2022**		
Year Remodeled	**0**		
Foundation	**6 Piers**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**9 No Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**9 No Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**0**		
Heat Type	**100%**	**9 Not Heated**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**0**		
# Bedrooms	**0**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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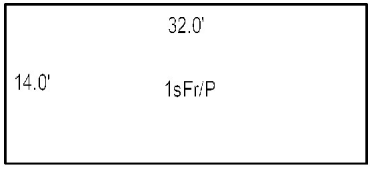
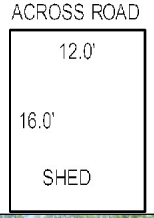
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**2 Fair 70%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**448**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**5 Estimated**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**5 Estimate**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	





Date Inspected 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	0				%	%	1,800
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R01-035-C-001 Account 2529 Location POOLER PIT ROAD Card 1 Of 1 9/25/2024

PINKHAM, SARA-LYNN
WISCASSET ME 04578

B3895P260 B4977P33

Previous Owner
PINKHAM, KRIS

30 SERENITY DRIVE
WISCASSET ME 04578
Sale Date: 2/09/2016

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

Secondary Zone **20 NW**

Topography **3 Above Street** **1 Level**

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

Utilities **9 NoWater/NoSewer**

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

Street **5 Private**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **2/09/2016**

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	47,900	0	0	47,900
2012	47,900	0	0	47,900
2013	47,900	0	0	47,900
2014	47,900	0	0	47,900
2015	47,900	0	0	47,900
2016	47,900	0	0	47,900
2017	47,900	0	0	47,900
2018	47,900	0	0	47,900
2019	47,900	0	0	47,900
2020	47,900	0	0	47,900
2021	47,900	0	0	47,900
2022	47,900	0	0	47,900
2023	59,900	0	0	59,900
2024	59,900	0	0	59,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	4.16	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 5.16

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-035-C-001 | Account 2529 | Location POOLER PIT ROAD | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	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
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R01-035-D | Account 2314 | Location 18 BEACH ROSE LANE | Card 1 Of 1 | 9/25/2024

RUSSELL, RALISHA
RUSSELL, RANDALE R
18 BEACH ROSE LANE
WISCASSET MAINE 04578

B5887P199

Previous Owner
LOMINI, LLC
C/O LONA ORSINI
18B CHESTNUT STREET
IVORYTON CT 06442
Sale Date: 5/24/2022

Previous Owner
CONNORS, SCOTT

118 OLD DRESDEN ROAD
WISCASSET ME 04578
Sale Date: 11/20/2006

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

9/12/24 NA-TRUCK IN DRIVEWAY, ADD NEW DW
2006-THIS IS NOW LOT #2 ON HARD WAY SUBDIVISION PLAN CONSISTING OF 2.86 ACRES. (HAS R/W).
2007-FORMER OWNER: SCOTT CONNORS-BOUGHT 1/13/04 FOR $20,000, BK3223 PG50. 11/20/06-SOLD BOTH LOTS 35D & 35D/1 FOR TOTAL OF $55,000 (5.96 ACRES). COMBINED LOT 35D/1 INTO LOT 35D.
6/22/07-COMBINED PER DEED IN ERROR. MADE SEPARATE LOTS AGAIN. 8/10/07 SALE INCLUDED 2 PARCELS.

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**	
Tree Growth Year	**0**	
FARM LAND YEAR	**0**	
OPEN SPACE YEAR	**0**	
Zone/Land Use	**21 RURAL**	
Secondary Zone	**20 NW**	
Topography	**2 Rolling**	**1 Level**
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities	**4 Drilled Well**	**6 Septic System**
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street	**3 Gravel**	
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN	**0**	
CONSERV EASE	**0**	

Sale Data

Sale Date	**5/24/2022**	
Price	**37,000**	
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
2011	28,900	0	0	28,900
2012	28,900	0	0	28,900
2013	28,900	0	0	28,900
2014	28,900	0	0	28,900
2015	28,900	0	0	28,900
2016	28,900	0	0	28,900
2017	28,900	0	0	28,900
2018	28,900	0	0	28,900
2019	28,900	0	0	28,900
2020	28,900	0	0	28,900
2021	28,900	0	0	28,900
2022	28,900	0	0	28,900
2023	36,200	0	0	36,200
2024	36,200	117,400	0	153,600

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	60	%	3
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	1.86	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 2.86

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-035-D | Account 2314 | Location 18 BEACH ROSE LANE | Card 1 Of 1 | 9/25/2024

Building Style	**10 Double Wide**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**8 ALUM/VINYL**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**2023**	
Year Remodeled	**0**	
Foundation	**5 Concrete Slab**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**0**	
Heat Type	**100%**	**3 Heat Pump**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**0**	
# Bedrooms	**0**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**1**	
# Fireplaces	**0**	

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Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1736**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-035-D01 Account 2034 Location 17 BEACH ROSE LANE Card 1 Of 1 9/25/2024

PARTRIDGE JR., JOHN FAIRBANKS
PARTRIDGE, CAROLINE HOLTVEDT
PO BOX 85
MONHEGAN ME 04852

B3773P263 B5117P96

Previous Owner
LOMINI, LLC

18 B CHESTNUT STREET
IVORYTON CT 06442
Sale Date: 3/27/2017

Previous Owner
CONNORS, SCOTT

118 OLD DRESDEN ROAD
WISCASSET ME 04578
Sale Date: 11/20/2006

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

6/7/21 NAH ADD 1SFR
5/09/2019 nah nom add yet check 2020. Add shed
6/22/07-CORRECTED ERROR OF PUTTING TOGETHER WITH LOT 35D. MADE SEPARATE LOTS AGAIN. SALE INCLUDED R01-035-D
11/8/07-911 ADDRESS IS: 17 BEACH ROSE LANE

WISCASSET

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

Secondary Zone **20 NW**

Topography **1 Level**

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

Utilities **6 Septic System** **4 Drilled Well**

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

Street **3 Gravel**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **3/27/2017**

Price **168,000**

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
2011	25,800	115,900	0	141,700
2012	25,800	115,900	0	141,700
2013	25,800	115,900	0	141,700
2014	25,800	115,900	0	141,700
2015	25,800	115,900	0	141,700
2016	25,800	115,900	0	141,700
2017	25,800	115,900	0	141,700
2018	25,800	115,900	0	141,700
2019	25,800	116,500	0	142,300
2020	25,800	116,500	0	142,300
2021	25,800	127,100	0	152,900
2022	25,800	127,100	0	152,900
2023	32,300	158,900	0	191,200
2024	32,300	158,900	0	191,200

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	50	%	3
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	2.10	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 3.10

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-035-D01 | Account 2034 | Location 17 BEACH ROSE LANE | Card 1 Of 1 | 9/25/2024

Building Style	**4 Cape Cod**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**4 One & 1/2 Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**8 ALUM/VINYL**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**2008**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**0**	
Heat Type	**100% 1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**100% 1 Refrig A/C**	
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**5**	
# Bedrooms	**3**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

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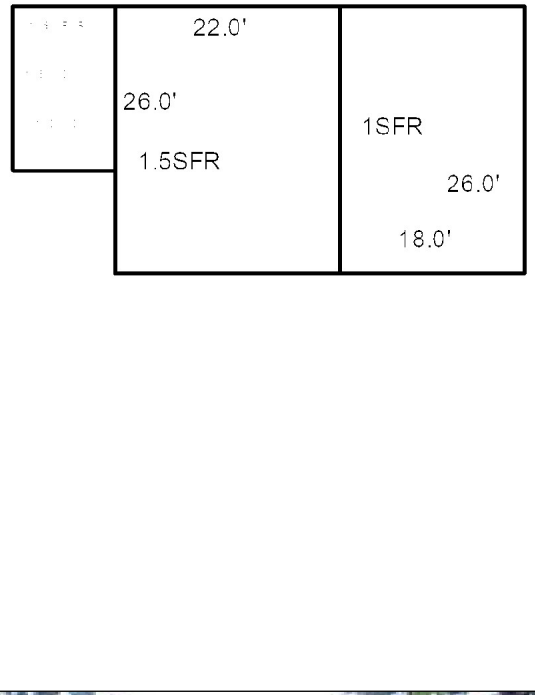
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**4 Good 100%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**572**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**4 Unoccupied**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 6/08/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	2008	468	4 100	4	0 %	100 %	
24 Frame Shed	2018	120	2 100	4	0 %	100 %	
1 ONE STORY	2020	160	9 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-035-E | Account 2315 | Location 132 LOWELLTOWN ROAD | Card 1 Of 1 | 9/25/2024

CONLIN, SR ROBERT G
CONLIN, JEAN M
30 CURTIS ROAD #95
MILTON MA 02186

B4825P140 B4924P307

Previous Owner
DRM INVESTMENTS, LLC
8 ELM STREET

GORHAM ME 04038
Sale Date: 9/01/2015

Previous Owner
POSA, TYRONE T.

14 STARBOARD LANE
FREEPORT ME 04032
Sale Date: 10/02/2014

Previous Owner
CHANCELLOR, BRUCE E.
C/O TYRONE T. POSA
14 STARBOARD LANE
FREEPORT ME 04032
Sale Date: 8/13/2014

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'15 per review house is in disrepair, major foundation issues & interior gutted with no functionality as a housing unit. Adjust condition and remove canopy., function for style & inc. Adjsut lot for topo.
2004-NORMAN CHANCELLOR ADVISED THAT THE HOUSE GOES WITH THIS LOT NOW.
2015-Previous Owner: Bruce Chancellor BK3223 PG52, sold for $30,000 to Posa who sold to DRM for $20,000.

WISCASSET

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

Secondary Zone

Topography **1 Level**

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

Utilities **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 **9/01/2015**

Price **35,000**

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
2011	40,600	33,600	0	74,200
2012	40,600	33,600	0	74,200
2013	40,600	33,600	0	74,200
2014	40,600	33,600	0	74,200
2015	28,000	4,900	0	32,900
2016	28,000	4,900	0	32,900
2017	28,000	4,900	0	32,900
2018	28,000	4,900	0	32,900
2019	28,000	4,900	0	32,900
2020	28,000	4,900	0	32,900
2021	28,000	4,900	0	32,900
2022	28,000	4,900	0	32,900
2023	35,000	6,200	0	41,200
2024	35,000	6,200	0	41,200

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00		65 %	3
22.Base Waterfron	21	1.00		100 %	0
23.Deep WF Size A	28	0.48		100 %	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 1.48

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-035-E | Account 2315 | Location 132 LOWELLTOWN ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**4 Cape Cod**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**5 One & 3/4 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**2 WOOD SHINGLE**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1800**		
Year Remodeled	**0**		
Foundation	**3 Brick &/or Stone**		
1.Concrete	4.Wood	7.	
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	**2 Damp Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**9**		
Heat Type	**100%**	**5 Forced Warm Air**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**7**		
# Bedrooms	**3**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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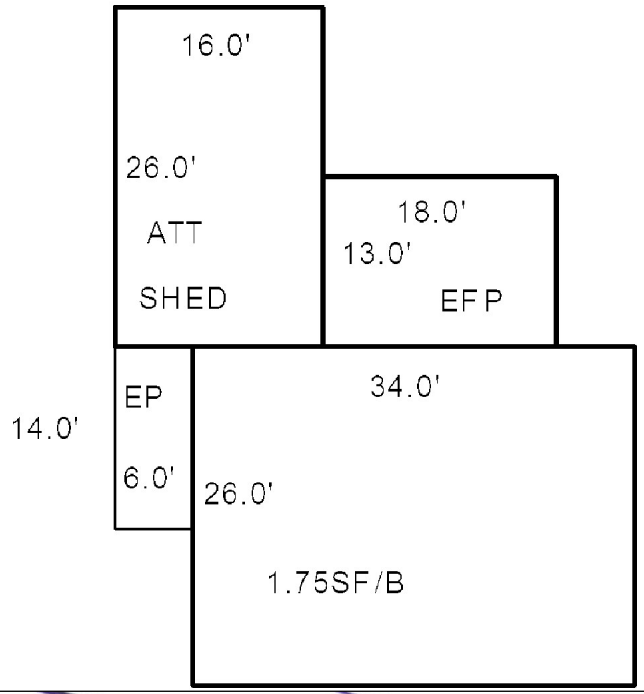
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**4 Minimal**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 105%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**884**		
Condition	**1 Poor**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**15%**		
Functional Code	**3 Deferred**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**5 Estimated**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**5 Estimate**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	1800	84	0 0	0	0 %	0 %	
22 Encl Frame Porch	1800	234	0 0	0	0 %	0 %	
24 Frame Shed	1800	416	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-035-F | Account 1974 | Location 30 SERENITY DRIVE | Card 1 Of 1 | 9/25/2024

PINKHAM, KRIS
WISCASSET ME 04578

B3374P106

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**21 RURAL**
Secondary Zone	**20 NW**
Topography	**2 Rolling**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date	**10/05/2004**
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.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
2011	61,600	128,800	10,000	180,400
2012	61,600	128,800	10,000	180,400
2013	61,600	128,800	10,000	180,400
2014	61,600	128,800	10,000	180,400
2015	61,600	128,800	10,000	180,400
2016	61,600	128,800	15,000	175,400
2017	61,600	128,800	20,000	170,400
2018	61,600	128,800	20,000	170,400
2019	61,600	128,800	20,000	170,400
2020	61,600	128,800	25,000	165,400
2021	61,600	128,800	25,000	165,400
2022	61,600	128,800	24,000	166,400
2023	77,000	161,000	25,000	213,000
2024	77,000	161,000	25,000	213,000

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	10.00	100	%	0
Acres	29	1.96	100	%	0
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si					
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 12.96

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2005-NEW HOUSE AND GARAGE ALSO.
2006-GARAGE NOW 2 STORY. ALSO ABOVE GROUND POOL. CHECK UPPER DECK IN 2007. ALSO CHECK TO SEE IF LIVING SPACE OVER THE GARAGE IN 2007.
8-18-08: No storage shed yet

WISCASSET

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Map Lot R01-035-F | Account 1974 | Location 30 SERENITY DRIVE | Card 1 Of 1 | 9/25/2024

Building Style	**2 Ranch**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**8 ALUM/VINYL**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**2004**	
Year Remodeled	**0**	
Foundation	**5 Concrete Slab**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**0**	
Heat Type	**100%**	**1 Hot Water BB**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**100%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**8**	
# Bedrooms	**4**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

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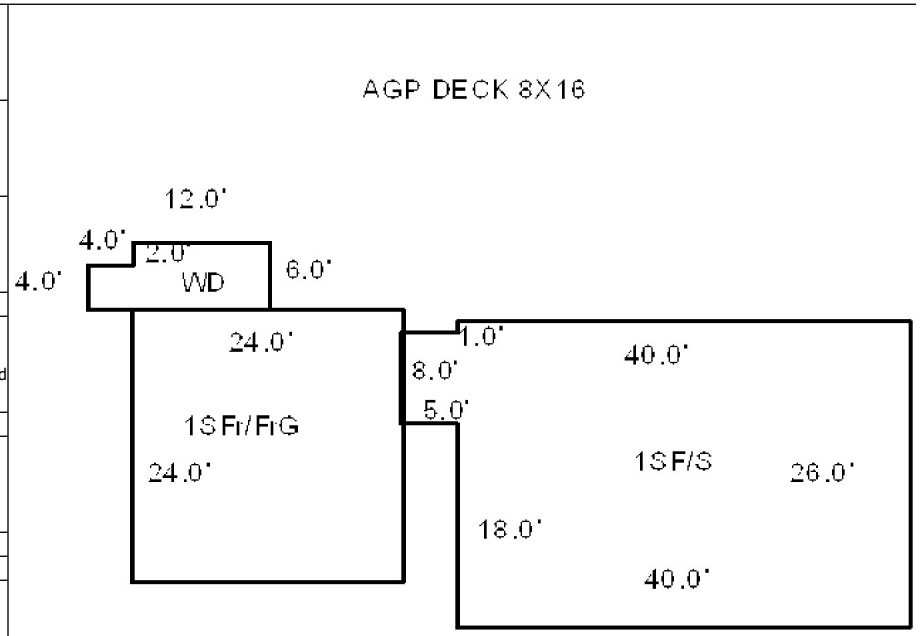
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 105%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1080**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	40	3 100	4	0 %	100 %	
91 1S AD/GAR.....	2005	576	3 100	4	0 %	100 %	
73 AB.GR. POOL.....	0	1	3 100	4	99 %	100 %	
68 Wood Deck	2005	88	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-036 Account 117 Location 151 POOLER PIT ROAD Card 1 Of 1 9/25/2024

POWELL, COLLEEN
151 POOLER PIT ROAD
WISCASSET ME 04578

B4985P299 B5429P51

Previous Owner
ADAMS, SANDRA L.
SOULE, SAMUEL D. & THOMAS K.
C/O THOMAS K. SOULE
WISCASSET ME 04578
Sale Date: 3/14/2016

Previous Owner
SOULE, SAMUEL J. E.
166 CHEWONKI NECK ROAD

WISCASSET ME 04578
Sale Date: 5/13/2004

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2005-FORMER OWNER: SAMUEL J.E. SOULE BK594 PG306. PER WILL CAMP AND POND PROPERTY TO ALL THREE CHILDREN IN FEE SIMPLE.
2005-SENT DEED TO MAP COMPANY TO CORRECT ACREAGE FROM 5 TO 2. PROPERTY WAS WALKED AND MEASURED TO BE 142 X 675 = 2.2 ACRES. CHANGED DEED ACCORDINGLY.
2006-ADDRESSES FOR ALL THREE CHILDREN: SANDRA L. ADAMS PO BOX 916 BATH, ME 04530
SAMUEL D. SOULE 8 BOAT YARD ROAD WESTPORT ISLAND, WISCASSET
THOMAS K. SOULE 59 PAGE AVENUE
WISCASSET BILL FOR THIS PROPERTY TO BE MAILED TO

Property Data

Neighborhood	103 RURAL WEST
Tree Growth Year	0
FARM LAND YEAR	0
OPEN SPACE YEAR	0
Zone/Land Use	12 SHORE STREAM PRO
Secondary Zone	20 NW
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	9 No Street

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

TREE GROWTH PLAN	0
CONSERV EASE	0

Sale Data

Sale Date	3/14/2016
Price	15,000
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
2011	24,400	4,600	0	29,000
2012	24,400	4,600	0	29,000
2013	24,400	4,600	0	29,000
2014	24,400	4,600	0	29,000
2015	24,400	4,600	0	29,000
2016	24,400	4,600	0	29,000
2017	24,400	4,600	0	29,000
2018	24,400	4,600	0	29,000
2019	24,400	4,600	0	29,000
2020	24,400	4,600	0	29,000
2021	24,400	4,600	0	29,000
2022	24,400	4,600	0	29,000
2023	30,600	5,700	0	36,300
2024	30,600	5,700	0	36,300

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	50	%	5
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	1.42	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 2.42

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-036 | Account 117 | Location 151 POOLER PIT ROAD | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **100%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

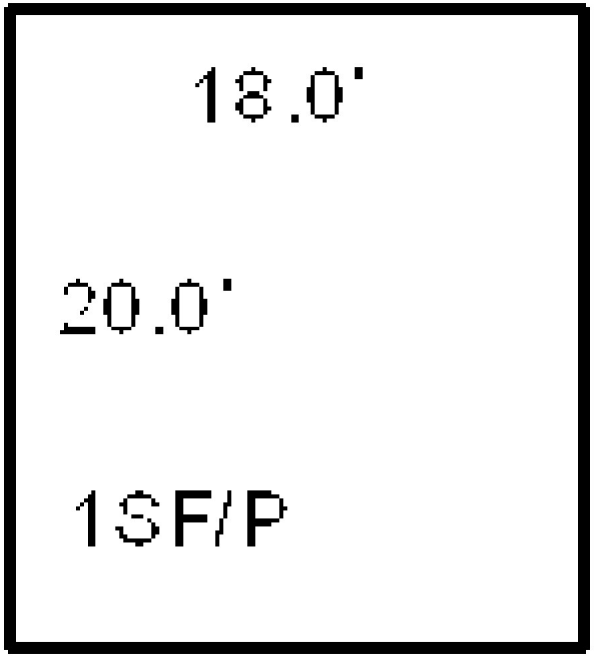
Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	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
121 CAMP OR	1960	320	2 100	4	0 %	100 %	
24 Frame Shed	2001	64	2 100	3	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-037 Account 118 Location 202 POOLER PIT ROAD Card 1 Of 1 9/25/2024

WU, ALAN TY
21 WINTER PARK ROAD
FRAMINGHAM MA 01702

B5410P135

Previous Owner
IAMELE, LESLEY
C/O ALAN WU
21 WINTER PARK ROAD
FARMINGHAM MA 01702
Sale Date: 7/24/2019

Previous Owner
TAYLOR, MAYNARD T. J/T
TAYLOR, JOAN

WESTPORT ISLAND ME 04578
Sale Date: 4/02/2016

Previous Owner
TAYLOR, MAYNARD T.

26 DOGGETT ROAD
WESTPORT ISLAND ME 04578
Sale Date: 6/08/2009

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2005-PLANIMETER CHECK DONE, CARD SAID 41 ACRES, NOW 62 ACRES. 8/24/05-PLANIMETER CHECK DONE AGAIN (PER OWNER SURVEY) LAND SHOWS 40 ACRES.

WISCASSET

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **12 SHORE STREAM PRO**

Secondary Zone **20 NW**

Topography **1 Level**

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

Utilities **5 Dugwell/Lake**

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

Street **3 Gravel**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **7/24/2019**

Price **112,500**

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
2011	56,400	13,200	0	69,600
2012	56,400	13,200	0	69,600
2013	56,400	13,200	0	69,600
2014	56,400	13,200	0	69,600
2015	56,400	13,200	0	69,600
2016	56,400	13,200	0	69,600
2017	56,400	13,200	0	69,600
2018	56,400	13,200	0	69,600
2019	56,400	13,200	0	69,600
2020	56,400	13,200	0	69,600
2021	56,400	13,200	0	69,600
2022	56,400	13,200	0	69,600
2023	70,400	16,500	0	86,900
2024	70,400	16,500	0	86,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	50	%	5
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	10.00	100	%	0
Acres	29	10.00	100	%	0
24.Base Waterfron	30	19.00	50	%	3
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si					
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 40.00

Influence Codes

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

WISCASSET

Map Lot R01-037 | Account 118 | Location 202 POOLER PIT ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**12 Cottage/Camp**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**4 ASBESTOS/ASPHALT**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1960**	
Year Remodeled	**0**	
Foundation	**6 Piers**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**0**	
Heat Type	**100%**	**9 Not Heated**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**3 OLD STYLE**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**9 None**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**1**	
# Bedrooms	**1**	
# Full Baths	**0**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

TRIO Software
A Division of Harris Computer Systems

Layout	**2 Inadequate**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**9 None**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 90%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**616**	
Condition	**3 Below Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**80%**	
Economic Code	**Location**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 12/10/1997

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 R01-037-A | Account 119 | Location 298 POOLER PIT ROAD | Card 1 Of 1 | 9/25/2024

LACHANCE, MICHAEL W
29 CHITA LANE
RICHMOND ME 04357

B5902P58

Previous Owner
MW LACHANCE PROPERTIES, LLC.
29 CHITA LANE

RICHMOND ME 04357
Sale Date: 6/29/2022

Previous Owner
LACHANCE, MICHAEL W
LACHANCE, SHERRY L
29 CHITA LANE
RICHMOND ME 04357
Sale Date: 12/22/2021

Previous Owner
PNF REALTY, INC
29 CHITA LANE

RICHMOND ME 04357
Sale Date: 4/08/2021

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

9/12/24 W/MR STARTED AFTER 4/1/24.
'23 Per written request remove 5 acres from Farmland Classification with penalty.Also combeine per request combine lot 3.90 acres.
'19 due to foreclosure former owner (Natural Land Development) 50 acre split to Ronald Gonyou is an illegal assessment. Join 50 acres back in to assessment and delete 37F. Return to Farmland class was not removed by proper owner.
'10 adjust pasture acres to 100.10 (other 3.9 acres assessed on lot 37-C). 50 acres split to new lot 37f.

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**12 SHORE STREAM PRO**
Secondary Zone	**20 NW**
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	**6/29/2022**
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	139,100	700	0	139,800
2012	86,400	700	0	87,100
2013	84,500	700	0	85,200
2014	83,100	9,400	0	92,500
2015	68,300	0	0	68,300
2016	50,000	0	0	50,000
2017	31,400	0	0	31,400
2018	31,400	0	0	31,400
2019	44,900	0	0	44,900
2020	44,900	0	0	44,900
2021	44,600	0	0	44,600
2022	44,300	0	0	44,300
2023	83,000	0	0	83,000
2024	83,100	0	0	83,100

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	34	104.00	100	%	0
22.Base Waterfron	40	26.40	100	%	0
23.Deep WF Size A	66	19.00	100	%	0
Acres	20	1.00	40	%	5
24.Base Waterfron	21	1.00	40	%	5
25.Shallow WF Siz	28	4.00	100	%	0
26.Base Water Inf	34	3.90	100	%	0
27.Influence W Si					
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 158.30

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-037-A | Account 119 | Location 298 POOLER PIT ROAD | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

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Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 12/12/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-037-B | Account 7 | Location 230 POOLER PIT ROAD | Card 1 Of 1 | 9/25/2024

BLAKE, RALPH F
BLAKE, JACQUELYN M
230 POOLER PIT ROAD
WISCASSET ME 04578

B4646P180 B5312P146

Previous Owner
GONYOU JR., RONALD J/T
ESPEAIGNNETTE, KRISTY

WISCASSET ME 04578
Sale Date: 9/17/2018

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'15 Per owner request seperate 1.75 acres from this lot(it is only in his name).
2013-New 28 x 36 house and 29 x 24 garage added. Generator,Walkout basement also. 2 work trailers also on property.
2014-Added 1.75 acres to this lot, now a total of 9.28 acres.

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**12 SHORE STREAM PRO**
Secondary Zone	**20 NW**
Topography	**1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date	**9/17/2018**
Price	**175,501**
Sale Type	**2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **9 Foreclosure**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	52,700	178,300	0	231,000
2014	56,200	178,300	10,000	224,500
2015	52,700	178,300	10,000	221,000
2016	52,700	178,300	15,000	216,000
2017	52,700	178,300	20,000	211,000
2018	52,700	178,300	20,000	211,000
2019	52,700	178,300	0	231,000
2020	52,700	178,300	0	231,000
2021	52,700	178,300	0	231,000
2022	52,700	178,300	0	231,000
2023	65,800	222,900	0	288,700
2024	65,800	222,900	0	288,700

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	6.53	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 7.53

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-037-B | Account 7 | Location 230 POOLER PIT ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**5 Colonial**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**2 Two Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**8 ALUM/VINYL**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**2013**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**0**	
Heat Type	**100%**	**1 Hot Water BB**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**7**	
# Bedrooms	**3**	
# Full Baths	**3**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

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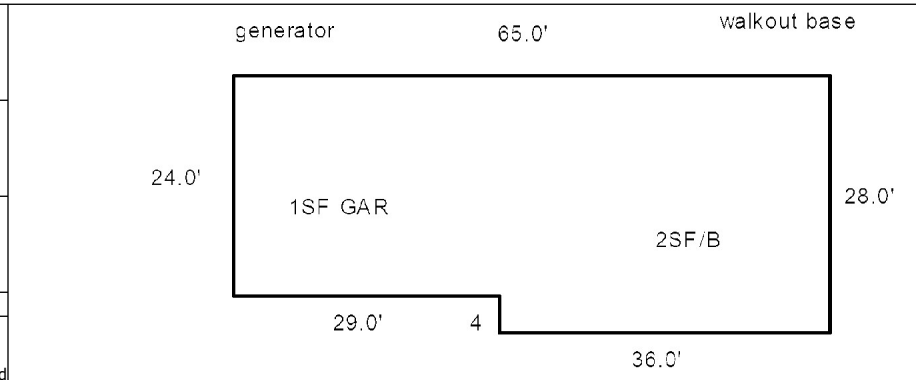
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 105%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1008**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**0**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**0**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



2 Work trailers

shed 8 x 10

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	2013	696	3 105	4	0 %	100 %	
24 Frame Shed	2013	80	3 100	3	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-037-D | Account 124 | Location 251 POOLER PIT ROAD | Card 1 Of 1 | 9/25/2024

HARKINS, MATTHEW A
106 POOLER PIT ROAD
WISCASSET ME 04578

B4716P291 B5189P126

Previous Owner
GONYOU JR., RONALD J/T

230 POOLER PIT ROAD
WISCASSET ME 04578
Sale Date: 11/23/2015

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

6/7/21 vac. w/ neighbor via phone. add cottage start
'19 per information provided, a majority of this lot is an illegal assessment. This is due to part of the lot being conveyed was conveyed when the owner(Gonyou) unkowingly didn't own it. Abate lot and resupplement to Harkins for the right lot at 1.75 acres.
'18 per review of recently filed deed this lot plus p/o lot 37f stays new lot to Harkins.(5.01 acres)
'15 Per owner request this lot (1.75 acres) seperated from [illegible] Both Joint tenants names.
7/15/22 NAH COTTAGE MORE DONE

WISCASSET

Property Data

Neighborhood	103 RURAL WEST
Tree Growth Year	0
FARM LAND YEAR	0
OPEN SPACE YEAR	0
Zone/Land Use	12 SHORE STREAM PRO
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.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	11/23/2015
Price	8,000
Sale Type	1 Land Only

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

Financing 6 Cash Sale

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

Validity 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
2015	41,100	0	0	41,100
2016	41,100	0	0	41,100
2017	41,100	0	0	41,100
2018	47,600	0	0	47,600
2019	41,100	0	0	41,100
2020	41,100	0	0	41,100
2021	41,100	8,700	0	49,800
2022	41,100	14,800	0	55,900
2023	51,400	18,500	0	69,900
2024	51,400	18,500	0	69,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	0.75	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 1.75

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-037-D | Account 124 | Location 251 POOLER PIT ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**1 Conventional**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**5 T-111**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**2018**		
Year Remodeled	**0**		
Foundation	**6 Piers**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**9 No Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**9 No Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**0**		
Heat Type	**100%**	**9 Not Heated**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**0**		
# Bedrooms	**0**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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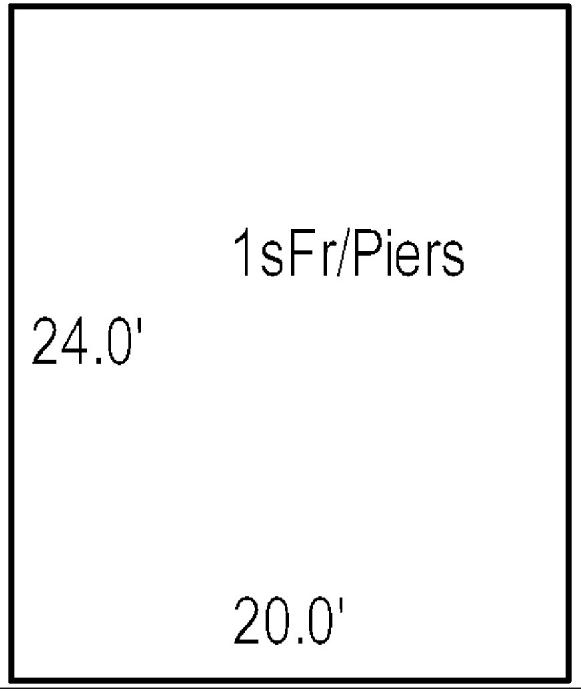
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**2 Fair 95%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**480**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**60%**		
Functional Code	**1 Incomplete**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**0**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	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
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R01-037-E | Account 116 | Location 263 POOLER PIT ROAD | Card 1 Of 1 | 9/25/2024

GONYOU, RONALD JR
263 POOLER PIT ROAD
WISCASSET ME 04578

B4843P262

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**12 SHORE STREAM PRO**
Secondary Zone	
Topography	**2 Rolling**

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

Utilities

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

Street **3 Gravel**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date	**11/17/2014**
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 **8 Other Non Valid**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2015	40,900	41,600	0	82,500
2016	40,900	86,600	0	127,500
2017	40,900	50,200	0	91,100
2018	40,900	50,200	0	91,100
2019	40,900	50,200	20,000	71,100
2020	40,900	50,200	25,000	66,100
2021	40,900	50,200	25,000	66,100
2022	40,900	50,200	24,000	67,100
2023	51,100	62,700	25,000	88,800
2024	51,100	62,700	25,000	88,800

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	0.63	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 1.63

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'19 Per review Homestead was intended to be on this account and was ommitted from record. Abate
'17 with Ron in office adjust list, quality and amount of incomplete. Call first before next visit.
'16 nah adjust grade & inc.
'15 NEW LOT 1.63 ACRES FROM LOT 37-A w/ est Hse start.

WISCASSET

WISCASSET

Map Lot R01-037-E | Account 116 | Location 263 POOLER PIT ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**2 Ranch**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**8 ALUM/VINYL**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**2014**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**5 Crawl Space**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**0**	
Heat Type	**0%**	**9 Not Heated**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**0**	
# Bedrooms	**0**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

TRIO Software
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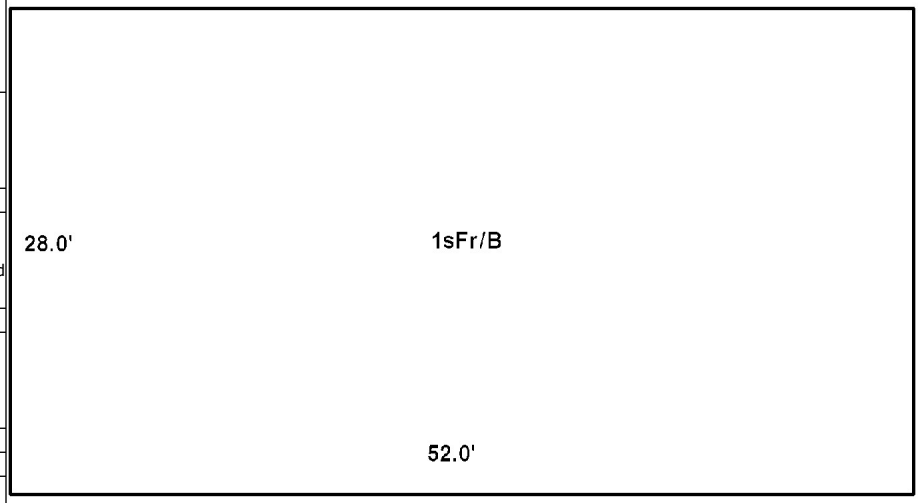
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 90%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1456**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**60%**	
Functional Code	**1 Incomplete**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**0**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	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
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R01-038 Account 120 Location 190 LOWELLTOWN ROAD Card 1 Of 1 9/25/2024

ASHTON, GLENICE R
WISCASSET ME 04578

B966P257

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

Secondary Zone

Topography **1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date

Price

Sale Type

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

Financing

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

Validity

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

Verified

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	40,500	108,500	10,000	139,000
2012	40,500	108,500	10,000	139,000
2013	40,500	108,500	10,000	139,000
2014	40,500	108,500	10,000	139,000
2015	40,500	108,500	10,000	139,000
2016	40,500	108,500	15,000	134,000
2017	40,500	108,500	20,000	129,000
2018	40,500	108,500	20,000	129,000
2019	40,500	108,500	20,000	129,000
2020	40,500	108,500	25,000	124,000
2021	40,500	108,500	25,000	124,000
2022	40,500	108,500	24,000	125,000
2023	50,600	135,600	25,000	161,200
2024	50,600	135,600	25,000	161,200

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	0.45	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 1.45

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

GAVE DAUGHTER MELANIE .44 AC OF THIS LAND TO PUT WITH 38C (HUSBAND, ARTHUR PASSED AWAY 2001)
2007-Deeded daughter Melanie .11 acres from this lot, leaving 1.45 acres

WISCASSET

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Map Lot R01-038 | Account 120 | Location 190 LOWELLTOWN ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**4 Cape Cod**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**5 One & 3/4 Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**2 WOOD SHINGLE**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1979**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**0**	
Heat Type	**100%**	**5 Forced Warm Air**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**7**	
# Bedrooms	**3**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**1**	
# Fireplaces	**0**	

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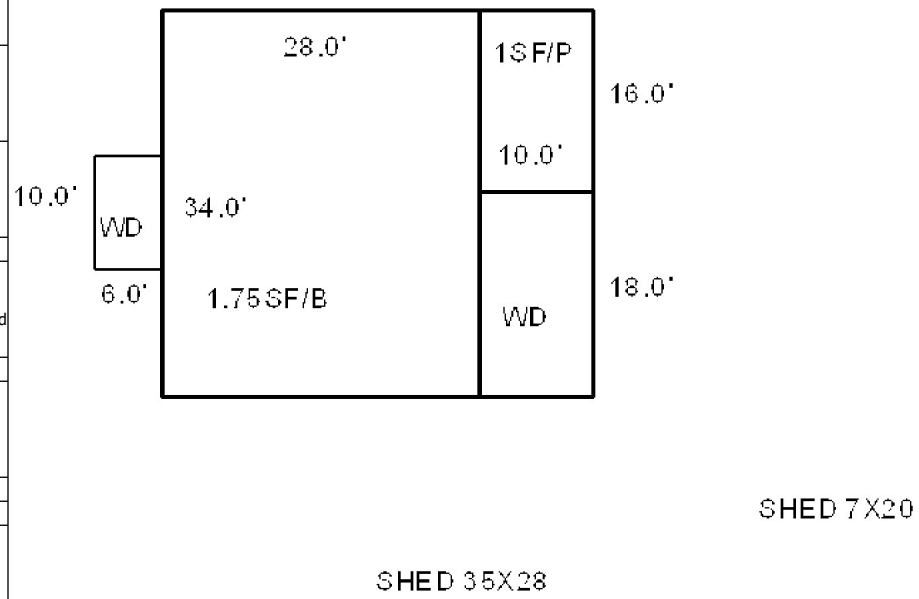
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 105%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**816**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**3 Information Only**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	2001	180	0 0	0	0 %	0 %	
24 Frame Shed	1979	140	2 100	3	0 %	100 %	
24 Frame Shed	1979	980	2 100	3	0 %	100 %	
1 ONE STORY	2001	160	0 0	0	0 %	0 %	
68 Wood Deck	2006	60	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-038-A | Account 121 | Location 184 LOWELLTOWN ROAD | Card 1 Of 1 | 9/25/2024

OVERLOCK, CARL R
OVERLOCK, MARJORIE L
WISCASSET ME 04578

B1072P99

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

Secondary Zone

Topography **2 Rolling**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date

Price

Sale Type

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

Financing

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

Validity

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

Verified

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	39,900	116,400	10,000	146,300
2012	39,900	116,400	10,000	146,300
2013	39,900	116,400	10,000	146,300
2014	39,900	116,400	10,000	146,300
2015	39,900	116,400	10,000	146,300
2016	39,900	116,400	15,000	141,300
2017	39,900	116,400	20,000	136,300
2018	39,900	116,400	20,000	136,300
2019	39,900	116,400	20,000	136,300
2020	39,900	116,400	25,000	131,300
2021	39,900	116,400	25,000	131,300
2022	39,900	116,400	24,000	132,300
2023	49,900	145,500	25,000	170,400
2024	49,900	145,500	25,000	170,400

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	0.15	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 1.15

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2005-PLANIMETER CHECK ON ACREAGE SHOWS 1.17 AC-CHANGED RECORD ACCORDINGLY. 8/24/05-AFTER DEED RESEARCH CHANGED ACREAGE FROM 1.17 TO 1.15.

WISCASSET

WISCASSET

Map Lot R01-038-A | Account 121 | Location 184 LOWELLTOWN ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**4 Cape Cod**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**5 One & 3/4 Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**2 WOOD SHINGLE**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1983**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
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	**2 Damp Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**0**	
Heat Type	**100%**	**1 Hot Water BB**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**5**	
# Bedrooms	**3**	
# Full Baths	**1**	
# Half Baths	**1**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

TRIO Software
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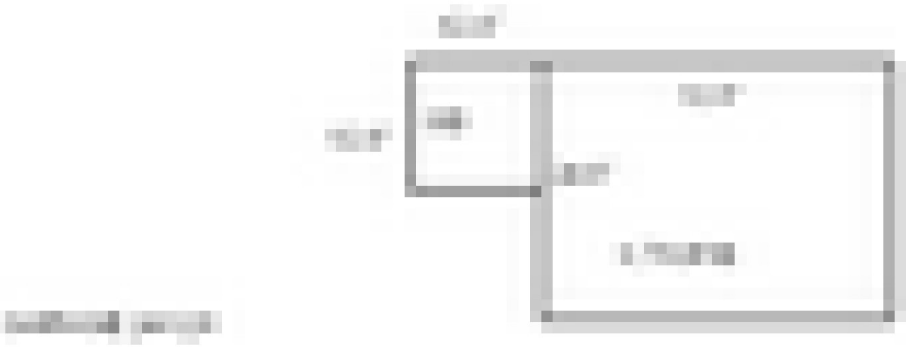
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**768**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 3/21/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1983	144	0 0	0	0 %	0 %	
77 1.50 ST	0	672	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-038-B | Account 122 | Location 192 LOWELLTOWN ROAD | Card 1 Of 1 | 9/25/2024

WARNER, ZACHARY M
192 LOWELLTOWN ROAD
WISCASSET ME 04578

B5941P264

Previous Owner
TEMPLE, MICHAEL A
TEMPLE, MELISSA L
192 LOWELLTOWN ROAD
WISCASSET ME 04578
Sale Date: 10/06/2022

Previous Owner
ASHTON, CLIFFORD C.
192 LOWELLTOWN ROAD

WISCASSET ME 04578
Sale Date: 8/24/2015

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2009-MR. ASHTON CAME IN TO SAY THAT HE HAS NO WELL AND GETS HIS WATER FROM 190 LOWELLTOWN ROAD THROUGH PUMPING SYSTEM AND HOLDING TANK. REMOVED INFO ON WELL BY DECREASING LAND VALUE 100% TO 85%.

WISCASSET

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

Secondary Zone

Topography **1 Level**

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

Utilities **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **10/06/2022**

Price **249,900**

Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **1 Arms Length Sale**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	34,200	77,700	10,000	101,900
2012	34,200	77,700	10,000	101,900
2013	34,200	77,700	10,000	101,900
2014	34,200	77,700	10,000	101,900
2015	34,200	77,700	10,000	101,900
2016	34,200	77,700	0	111,900
2017	34,200	77,700	0	111,900
2018	34,200	77,700	0	111,900
2019	34,200	77,700	0	111,900
2020	34,200	77,700	0	111,900
2021	34,200	77,700	0	111,900
2022	34,200	77,700	0	111,900
2023	42,800	97,100	0	139,900
2024	42,800	97,100	0	139,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00		85 %	6
22.Base Waterfron	21	1.00		100 %	0
23.Deep WF Size A				%	
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 1.00

Influence Codes

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

WISCASSET

Map Lot R01-038-B | Account 122 | Location 192 LOWELLTOWN ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**4 Cape Cod**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**4 One & 1/2 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**2 WOOD SHINGLE**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1991**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**1 Dry Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**1**		
Heat Type	**100%**	**5 Forced Warm Air**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**4**		
# Bedrooms	**2**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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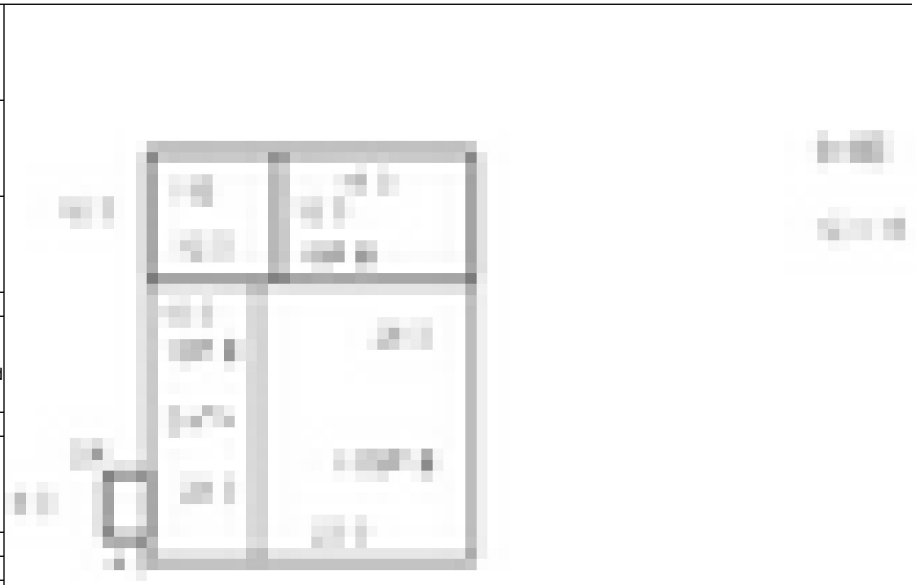
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 100%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**520**		
Condition	**3 Below Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**5 Estimated**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**5 Estimate**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	24	0 0	0	0 %	0 %	
68 Wood Deck	1999	360	3 100	4	0 %	100 %	
1 ONE STORY	1985	260	0 0	0	0 %	0 %	
1 ONE STORY	1990	216	0 0	0	0 %	0 %	
68 Wood Deck	1999	144	0 0	0	0 %	0 %	
24 Frame Shed	2010	216	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-038-C | Account 2248 | Location 186 LOWELLTOWN ROAD | Card 1 Of 1 | 9/25/2024

ASHTON, MELANIE A
186 LOWELLTOWN ROAD
WISCASSET ME 04578

B5955P93

Previous Owner
CHANCELLOR, MACKENZIE E
186 LOWELLTOWN ROAD

WISCASSET ME 04578
Sale Date: 11/18/2022

Previous Owner
WILEY, MELANIE A

186 LOWELLTOWN ROAD
WISCASSET ME 04578
Sale Date: 11/06/2018

Previous Owner
ASHTON, MELANIE A.

186 LOWELLTOWN ROAD
WISCASSET ME 04578
Sale Date: 7/13/2001

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2007-ADDED .11 ACRES FROM LOT 38.
2008-Equal swap with Lot 38B. This lot is 1.13 acres.
7/15/22 NAH, ADD SHED SV 1500

WISCASSET

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

Secondary Zone

Topography **2 Rolling**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **11/18/2022**

Price

Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **2 Related Parties**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	39,900	104,300	10,000	134,200
2012	39,900	102,500	10,000	132,400
2013	39,900	85,800	10,000	115,700
2014	39,900	85,800	10,000	115,700
2015	39,900	85,800	10,000	115,700
2016	39,900	85,800	15,000	110,700
2017	39,900	85,800	20,000	105,700
2018	39,900	85,800	20,000	105,700
2019	39,900	85,800	0	125,700
2020	39,900	85,800	0	125,700
2021	39,900	85,800	0	125,700
2022	39,900	87,300	0	127,200
2023	49,800	108,800	0	158,600
2024	49,800	108,800	0	158,600

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	0.13	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 1.13

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-038-C | Account 2248 | Location 186 LOWELLTOWN ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**10 Double Wide**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**8 ALUM/VINYL**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**2001**	
Year Remodeled	**0**	
Foundation	**5 Concrete Slab**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**0**	
Heat Type	**100%**	**5 Forced Warm Air**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**5**	
# Bedrooms	**3**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

TRIO Software
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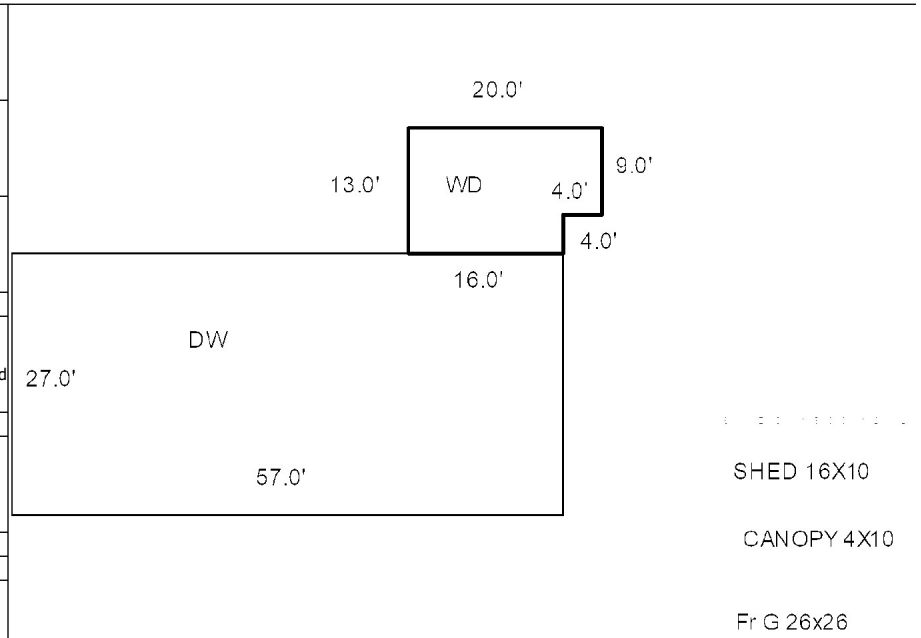
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 100%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1539**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	2006	244	3 100	4	0 %	100 %	
24 Frame Shed	2005	160	4 100	4	0 %	100 %	
43 2S Frame Garage	2005	676	3 100	4	0 %	50 %	
24 Frame Shed	2021				%	%	1,500
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

SIMMONS, ALFRED W III
16 SOULE LANE
WISCASSET ME 04578

B707P291 B4740P176 B5104P120

Previous Owner
SOULE, JR., FRANCIS S.
SOULE, CAROLYN

WISCASSET ME 04578
Sale Date: 2/02/2017

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'18 Only 3 acres & house conveyed to Simmons (Abate).

2002-SOLD 9.78 AC TO SON, SCOTT
2004-SOLD .49 AC TO DAUGHTER, KATIE
2005-OLD 1985 MOBILE HOME SOLD TO DENNIS RIDEOUT AND MOVED TO DRESDEN.
2008-Deeded 2.4 acres to Jeffrey & Cynthia Chadwick.
2013-Deeded 3.29 acres to Jeffrey M. & Cynthia E. Chadwick.
2014-Francis Soule passed away 11/02/2013 leaving property to Wife, Carolyn A. Soule.

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**	
Tree Growth Year	**0**	
FARM LAND YEAR	**0**	
OPEN SPACE YEAR	**0**	
Zone/Land Use	**20 NEQ. WATERSHED**	
Secondary Zone	**21 RU**	
Topography		**1 Level**
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities	**4 Drilled Well**	**6 Septic System**
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street	**3 Gravel**	
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN		**0**
CONSERV EASE		**0**

Sale Data

Sale Date		**2/02/2017**
Price		**126,000**
Sale Type	**2 Land & Buildings**	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	**9 Unknown**	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	**8 Other Non Valid**	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified	**5 Public Record**	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	146,000	64,600	0	210,600
2012	146,000	64,600	0	210,600
2013	144,300	64,600	0	208,900
2014	144,300	64,600	0	208,900
2015	144,300	64,600	0	208,900
2016	144,300	64,600	0	208,900
2017	144,300	64,600	0	208,900
2018	45,300	64,600	0	109,900
2019	45,300	64,600	20,000	89,900
2020	45,300	64,600	25,000	84,900
2021	45,300	64,600	25,000	84,900
2022	45,300	64,600	24,000	85,900
2023	56,700	80,800	25,000	112,500
2024	56,700	80,800	25,000	112,500

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	2.86	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2		**Total Acreage**		3.86	

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-039 | Account 123 | Location 16 SOULE LANE | Card 1 Of 2 | 9/25/2024

Building Style **0**		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units **0**		
Other Units **0**		
Stories **0**		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls **0**		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface **0**		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3-CUSTOM **0**		
OPEN-4-CUSTOM **0**		
Year Built **0**		
Year Remodeled **0**		
Foundation **0**		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **0**		
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 **0**		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
HEARTH **0**		
Heat Type **100%** **0**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style **0**		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style **0**		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms **0**		
# Bedrooms **0**		
# Full Baths **0**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

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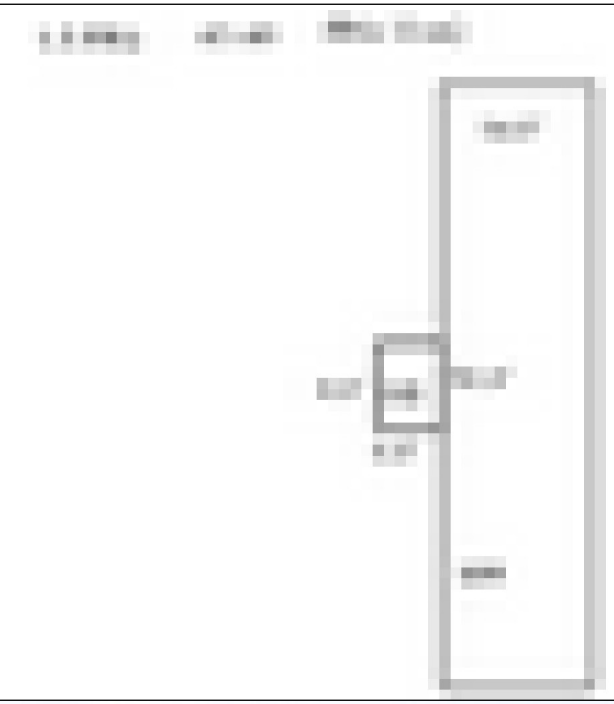
Layout **0**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **0**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **0**		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **0 0%**		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **0**		
Condition **0**		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good **100%**		
Economic Code **None**		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
998 14' Mobile	1987	14x56	1 100	1	0 %	50 %	
77 1.50 ST	1987	1720	2 100	2	0 %	80 %	
23 Frame Garage	1987	1386	2 100	2	0 %	100 %	
68 Wood Deck	1987	48	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

SIMMONS, ALFRED W III
16 SOULE LANE
WISCASSET ME 04578

B707P291 B4740P176 B5104P120

Previous Owner
SOULE, JR., FRANCIS S.
SOULE, CAROLYN

WISCASSET ME 04578
Sale Date: 2/02/2017

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
'17 SOLD CD #2 TO JEFFREY & CYNTHIA CHADWICK
2005-ALSO CENTRAL AIR CONDITIONING - GRADE B/100

WISCASSET

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **20 NEQ. WATERSHED**

Secondary Zone **21 RU**

Topography **1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **2/02/2017**

Price **126,000**

Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **8 Other Non Valid**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	0	29,500	0	29,500
2012	0	29,500	0	29,500
2013	0	29,500	0	29,500
2014	0	29,500	0	29,500
2015	0	29,500	0	29,500
2016	0	29,500	0	29,500
2017	0	2,500	0	2,500
2018	0	2,500	0	2,500
2019	0	2,500	0	2,500
2020	0	2,500	0	2,500
2021	0	2,500	0	2,500
2022	0	2,500	0	2,500
2023	0	3,200	0	3,200
2024	0	3,200	0	3,200

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj				%	
22.Base Waterfron				%	
23.Deep WF Size A				%	
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 0.00

Influence Codes

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

WISCASSET

Map Lot R01-039 | Account 123 | Location 10 SOULES PIT ROAD | Card 2 Of 2 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

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Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
103 SLAB.....	2004	1120	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-039-A | Account 126 | Location 154 LOWELLTOWN ROAD | Card 1 Of 1 | 9/25/2024

CHADWICK, RYAN S
WISCASSET ME 04578

B4765P95

Previous Owner
CHADWICK, JEFFREY M.
CHADWICK, CYNTHIA E.

WISCASSET ME 04578
Sale Date: 3/12/2014

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

6/7/21 NAH ADD SHED
2004-ADDED 1/2 STORY ADDITION ON GARAGE
2008-Added 2.4 acres, now 4.33 acres.
2011-Added 18 x 36 carport on side of garage.
2014-No address on deed so sent to parents address. Moved homestead exemption from Ryan's mobile home to this house. Corrected acreage per deed to Ryan Chadwick from 4.33 to 3.6.

WISCASSET

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

Secondary Zone

Topography **1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **3/12/2014**

Price

Sale Type **2 Land & Buildings**

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

Financing **1 Conventional**

1.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	46,300	132,700	10,000	169,000
2012	46,300	132,700	10,000	169,000
2013	46,300	132,700	10,000	169,000
2014	44,800	132,700	10,000	167,500
2015	44,800	132,700	10,000	167,500
2016	44,800	132,700	15,000	162,500
2017	44,800	132,700	20,000	157,500
2018	44,800	132,700	20,000	157,500
2019	44,800	132,700	20,000	157,500
2020	44,800	132,700	25,000	152,500
2021	44,800	133,000	25,000	152,800
2022	44,800	133,000	24,000	153,800
2023	56,000	166,200	25,000	197,200
2024	56,000	166,200	25,000	197,200

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	2.60	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 3.60

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-039-A | Account 126 | Location 154 LOWELLTOWN ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**4 Cape Cod**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**4 One & 1/2 Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**8 ALUM/VINYL**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1985**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**1**	
Heat Type	**100%**	**1 Hot Water BB**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**5**	
# Bedrooms	**3**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

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Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 105%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**768**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	360	3 100	4	0 %	100 %	
77 1.50 ST	1991	832	3 100	4	0 %	100 %	
24 Frame Shed	2005	80	3 100	4	0 %	100 %	
24 Frame Shed	2007	192	3 100	4	0 %	100 %	
24 Frame Shed	2007	288	4 100	4	0 %	100 %	
71 CARPORT.....	2010	648	2 100	4	0 %	50 %	
24 Frame Shed	2020	64	2 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-039-B | Account 127 | Location 54 SOULES PIT ROAD | Card 1 Of 1 | 9/25/2024

RACKLIFF JR., RICHARD C J/T
RACKLIFF, KATIE E
54 SOULE PIT ROAD
WISCASSET ME 04578

B3017P125

Previous Owner
COLBY, ELLEN MAE
C/O DANA SOULE
45 SOULES PIT ROAD
WISCASSET ME 04578

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2003-FORMER OWNER: ELLEN COLBY BK1796 PG40
2004-NEW 28 X 36 MOBILE HOME AND SLAB

WISCASSET

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

Secondary Zone

Topography **1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date

Price

Sale Type

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

Financing

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

Validity

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

Verified

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	43,000	77,800	10,000	110,800
2012	43,000	77,800	10,000	110,800
2013	43,000	77,800	10,000	110,800
2014	43,000	77,800	10,000	110,800
2015	43,000	77,800	10,000	110,800
2016	43,000	77,800	15,000	105,800
2017	43,000	77,800	20,000	100,800
2018	43,000	77,800	20,000	100,800
2019	43,000	77,800	20,000	100,800
2020	43,000	77,800	25,000	95,800
2021	43,000	77,800	25,000	95,800
2022	43,000	77,800	24,000	96,800
2023	53,700	97,200	25,000	125,900
2024	53,700	97,200	25,000	125,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	1.69	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 2.69

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-039-B | Account 127 | Location 54 SOULES PIT ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**10 Double Wide**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**8 ALUM/VINYL**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**2004**	
Year Remodeled	**0**	
Foundation	**5 Concrete Slab**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**0**	
Heat Type	**100%**	**5 Forced Warm Air**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**100%**	**3 Heat Pump**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**6**	
# Bedrooms	**3**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

TRIO Software
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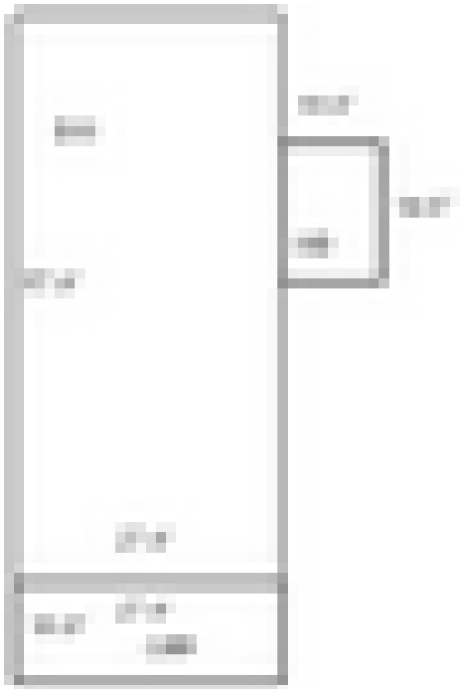
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**0**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 100%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1539**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**3 Information Only**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	2004	270	2 100	4	0 %	100 %	
68 Wood Deck	2004	140	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-039-C | Account 128 | Location 45 SOULE LANE | Card 1 Of 1 | 9/25/2024

SOULE, DANA S
WISCASSET ME 04578

B1550P48

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**21 RURAL**
Secondary Zone	
Topography	**2 Rolling**

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

Utilities	**4 Drilled Well**	**6 Septic System**

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

Street	**5 Private**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date	
Price	
Sale Type	

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

Financing

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

Validity

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

Verified

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	48,200	109,800	10,000	148,000
2012	48,200	109,800	10,000	148,000
2013	48,200	109,800	10,000	148,000
2014	48,200	109,800	10,000	148,000
2015	48,200	109,800	10,000	148,000
2016	48,200	109,800	15,000	143,000
2017	48,200	109,800	20,000	138,000
2018	48,200	109,800	20,000	138,000
2019	48,200	109,800	20,000	138,000
2020	48,200	109,800	25,000	133,000
2021	48,200	109,800	25,000	133,000
2022	48,200	109,800	24,000	134,000
2023	60,300	137,300	25,000	172,600
2024	60,300	137,300	25,000	172,600

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	4.30	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 5.30

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

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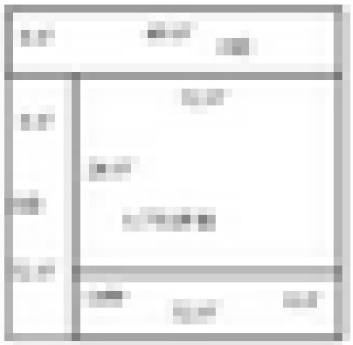
Map Lot R01-039-C | Account 128 | Location 45 SOULE LANE | Card 1 Of 1 | 9/25/2024

Building Style **4 Cape Cod**		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units **1**		
Other Units **0**		
Stories **5 One & 3/4 Story**		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls **9 OTHER**		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3-CUSTOM **0**		
OPEN-4-CUSTOM **0**		
Year Built **1987**		
Year Remodeled **0**		
Foundation **1 Concrete**		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **1 Dry Basement**		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **154**		
Fin Bsmt Grade **9 100**		
HEARTH **0**		
Heat Type **100%** **5 Forced Warm Air**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style **2 TYPICAL**		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style **2 TYPICAL**		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms **5**		
# Bedrooms **3**		
# Full Baths **1**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

TRIO Software
A Division of Harris Computer Systems

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **3 Average 105%**		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **768**		
Condition **4 Average**		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good **100%**		
Economic Code **None**		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code **1 Interior Inspect**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code **1 Owner**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 3/21/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	1985	256	0 0	0	0 %	0 %	
24 Frame Shed	1985	64	2 100	4	0 %	100 %	
68 Wood Deck	2000	256	3 100	4	0 %	100 %	
68 Wood Deck	2002	320	3 100	4	0 %	100 %	
66 Res. Greenhouse	2005	216	2 100	2	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-039-D | Account 125 | Location 36 SOULES PIT ROAD | Card 1 Of 1 | 9/25/2024

SOULE, AMY
WISCASSET ME 04578

B2737P18 B4752P295 B4881P106 B5216P78

Previous Owner
SOULE, SCOTT (HEIRS)
SOULE, AMY, SIMMONS, ALAN, SOULE, JACOB
C/O AMY SOULE
WISCASSET ME 04578
Sale Date: 4/27/2015

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'18 1.26 ACRES TO NEW LOT 39-G
2002-RECEIVED 9.78 AC FROM MOTHER & FATHER AS WELL AS THIS M/H
2003-NEW HOUSE/FOUNDATION ONLY.
2004-M/H SOLD TO ED & DUANE GOUD AND MOVED TO DIFFERENT LOCATION. HOUSE 100 COMPLETE.
2014-Scott Soule passed away 1/5/14 leaving property to Heirs: Amy Soule, wife, Alan Simmons and Jacob Soule, sons.

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**20 NEQ. WATERSHED**
Secondary Zone	**21 RU**
Topography	**1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date	**4/27/2015**
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
2011	57,200	123,000	10,000	170,200
2012	57,200	123,000	10,000	170,200
2013	57,200	123,000	10,000	170,200
2014	57,200	123,000	10,000	170,200
2015	57,200	123,000	10,000	170,200
2016	57,200	123,000	0	180,200
2017	57,200	123,000	0	180,200
2018	54,600	123,000	0	177,600
2019	54,600	123,000	20,000	157,600
2020	54,600	123,000	25,000	152,600
2021	54,600	123,000	25,000	152,600
2022	54,600	123,000	24,000	153,600
2023	68,300	153,700	25,000	197,000
2024	68,300	153,700	25,000	197,000

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	7.52	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 8.52

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-039-D | Account 125 | Location 36 SOULES PIT ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**4 Cape Cod**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**4 One & 1/2 Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**8 ALUM/VINYL**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**2003**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**9**	
Heat Type	**100%**	**1 Hot Water BB**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**100%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**5**	
# Bedrooms	**3**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

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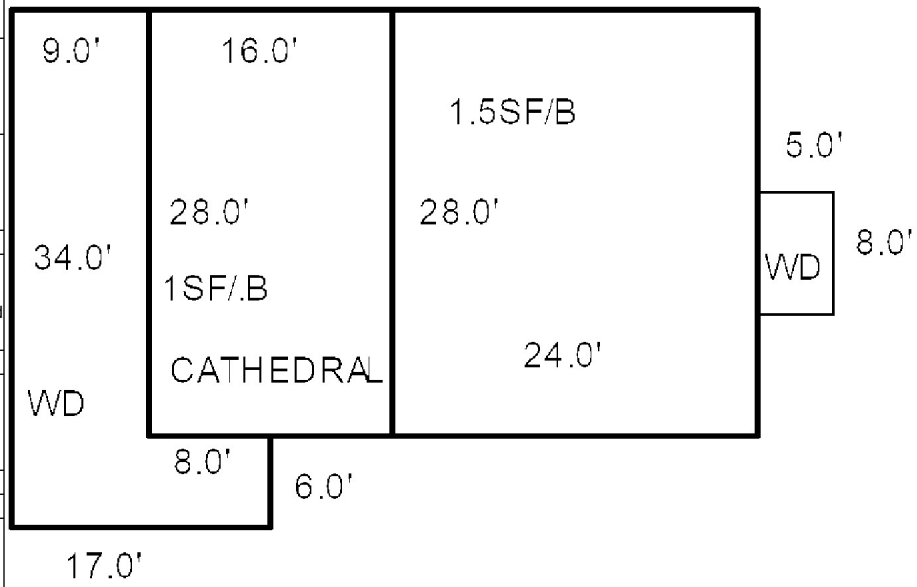
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**4 Good 95%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**672**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**3 Information Only**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	2002	308	2 100	4	0 %	100 %	
68 Wood Deck	2003	40	3 100	4	0 %	100 %	
68 Wood Deck	2003	354	3 100	4	0 %	100 %	
68 Wood Deck	2003	24	3 100	4	0 %	100 %	
11 1	2003	448	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-039-E | Account 8 | Location 162 LOWELLTOWN ROAD | Card 1 Of 1 | 9/25/2024

CHADWICK, JEFFREY M
CHADWICK, CYNTHIA E
WISCASSET ME 04578

B4614P294

Previous Owner
ANDREWS, BRANDON
ANDREWS, ERON

WISCASSET ME 04578
Sale Date: 3/01/2009

Previous Owner
SEIGARS, JANET
285 LOT #15 BIRCH POINT ROAD

WISCASSET ME 04578

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'16 add 8x8 shed.
'15 nah add shed.
2013-Bought from Francis & Carolyn Soule 3.29 ares with 390.68' frontage. Issued 911 address as a new house will be there for tax year 2014.
2014-Moved homestead to this house and moved son's homestead from his mobile home to parents former house as he purchased it. New house is 28 X 56 with entryroom and attached garage.

WISCASSET

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **20 NEQ. WATERSHED**

Secondary Zone **21 RU**

Topography **1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **1/02/2013**

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
2013	44,200	0	0	44,200
2014	44,200	187,800	10,000	222,000
2015	44,200	189,100	10,000	223,300
2016	44,200	189,500	15,000	218,700
2017	44,200	189,500	20,000	213,700
2018	44,200	189,500	20,000	213,700
2019	44,200	189,500	20,000	213,700
2020	44,200	189,500	25,000	208,700
2021	44,200	189,500	25,000	208,700
2022	44,200	189,500	24,000	209,700
2023	55,200	236,800	25,000	267,000
2024	55,200	236,800	25,000	267,000

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	2.29	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 3.29

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-039-E | Account 8 | Location 162 LOWELLTOWN ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**2 Ranch**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**8 ALUM/VINYL**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**2013**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**0**	
Heat Type	**100%**	**1 Hot Water BB**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**6**	
# Bedrooms	**3**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

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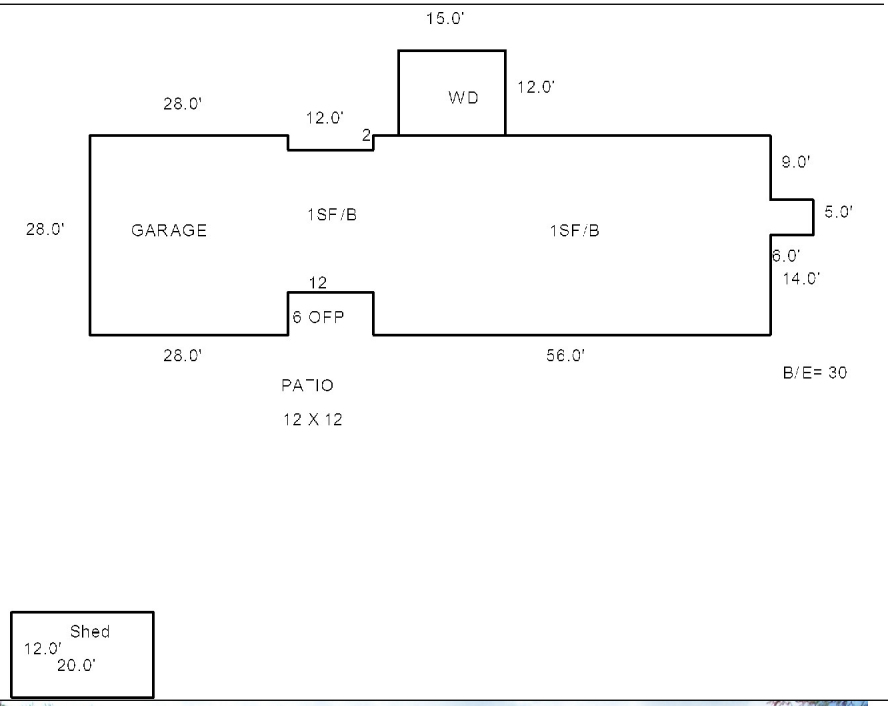
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 105%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1568**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**3 Information Only**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 1/30/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	2013	240	3 105	4	0 %	100 %	
23 Frame Garage	2013	784	3 105	4	0 %	100 %	
21 Open Frame	2013	72	3 105	4	0 %	100 %	
68 Wood Deck	2013	180	3 105	4	0 %	100 %	
62 Patio	2013	144	3 100	4	0 %	100 %	
90 BSMT ENTRY.....	2013	30	3 100	4	0 %	100 %	
24 Frame Shed	2014	240	3 100	4	0 %	100 %	
24 Frame Shed	2015	64	3 100	4	0 %	100 %	
					%	%	
					%	%	

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

Map Lot R01-039-F | Account 2655 | Location SOULE LANE | Card 1 Of 1 | 9/25/2024

SOULE, CAROLYN A(TRUSTEE)
CAROLYN A SOULE LIVING TRUST
WISCASSET ME 04578

B5970P44

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **20 NEQ. WATERSHED**

Secondary Zone **21 RU**

Topography **1 Level**

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

Utilities

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

Street **3 Gravel**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date

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
2018	132,500	0	0	132,500
2019	132,500	0	0	132,500
2020	132,500	0	0	132,500
2021	132,500	0	0	132,500
2022	132,500	0	0	132,500
2023	165,700	0	0	165,700
2024	165,700	0	0	165,700

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	

Square Foot	Square Feet		
16.Regular Lot		%	
17.Secondary Site		%	
18.Secondary Site		%	
19.Condominium		%	
20.Base Homesite		%	
		%	
		%	

Fract. Acre	Acreage/Sites			
21.HS Size Adj	20	1.00	100 %	0
22.Base Waterfron	21	1.00	100 %	0
23.Deep WF Size A	28	10.00	100 %	0
Acres	29	10.00	100 %	0
24.Base Waterfron	30	125.86	100 %	0
25.Shallow WF Siz			%	
26.Base Water Inf			%	
27.Influence W Si				
28.Rear Land 1-10				
29.Rear Land 11-2				

Total Acreage 146.86

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'18 per written request combine deeded 1.26 acres with this lot
'18 Missed split. Supplement

WISCASSET

WISCASSET

Map Lot R01-039-F | Account 2655 | Location SOULE LANE | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units
Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim
OPEN-3-CUSTOM
OPEN-4-CUSTOM
Year Built
Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living
Fin Bsmt Grade
HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms
Bedrooms
Full Baths
Half Baths
Addn Fixtures
Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good
Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	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
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R01-039-ON | Account 2648 | Location 10 SOULES PIT ROAD | Card 1 Of 1 | 9/25/2024

CHADWICK, JEFFREY
CHADWICK, CYNTHIA
PO BOX 503
WISCASSET ME 04578

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **20 NEQ. WATERSHED**

Secondary Zone

Topography **2 Rolling**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date

Price

Sale Type

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

Financing

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

Validity

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

Verified

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2017	0	27,000	0	27,000
2018	0	27,000	0	27,000
2019	0	27,000	0	27,000
2020	0	27,000	0	27,000
2021	0	27,000	0	27,000
2022	0	27,000	0	27,000
2023	0	33,700	0	33,700
2024	0	33,700	0	33,700

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj				%	
22.Base Waterfron				%	
23.Deep WF Size A				%	
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 0.00

Influence Codes

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

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
'17 NEW ON

WISCASSET

WISCASSET

Map Lot R01-039-ON | Account 2648 | Location 10 SOULES PIT ROAD | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

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Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

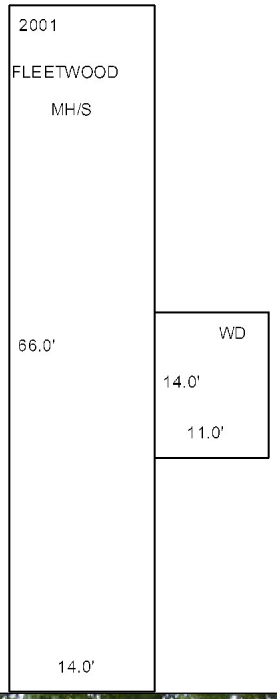
Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code **0**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
997 12' Mobile	2001	14x66	2 100	4	0 %	50 %	
68 Wood Deck	2004	154	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-040 Account 129 Location 236 LOWELLTOWN ROAD Card 1 Of 2 9/25/2024

JARRETT, STEPHEN M
JARRETT, PATRICIA L & TIMOTHYL. JARRETT
WISCASSET ME 04578

B5678P35

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

Secondary Zone

Topography **3 Above Street**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date

Price

Sale Type

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

Financing

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

Validity

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

Verified

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	46,600	164,000	16,000	194,600
2012	46,600	164,000	16,000	194,600
2013	46,600	164,000	16,000	194,600
2014	46,600	164,000	16,000	194,600
2015	46,600	164,000	16,000	194,600
2016	46,600	164,000	21,000	189,600
2017	46,600	164,000	26,000	184,600
2018	46,600	164,000	26,000	184,600
2019	46,600	164,000	26,000	184,600
2020	46,600	164,000	31,000	179,600
2021	46,600	164,000	31,000	179,600
2022	46,600	164,000	29,760	180,840
2023	58,200	205,000	31,000	232,200
2024	58,200	205,000	31,000	232,200

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	3.48	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 4.48

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'19 add shed
2006-ADDED 2005 14 X 66 REDMAN M/H ON SLAB - 2 BEDROOMS, 2 BATHS, SERIAL #12244140.
2009-Per Jarrett Plan this property now has 4.48 acres with 656' frontage after giving 2.56 acres to son with right/way. Son now owns the mobile home and barn as well.

WISCASSET

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Map Lot R01-040 | Account 129 | Location 236 LOWELLTOWN ROAD | Card 1 Of 2 | 9/25/2024

Building Style	**4 Cape Cod**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**5 One & 3/4 Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**8 ALUM/VINYL**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1800**	
Year Remodeled	**0**	
Foundation	**3 Brick &/or Stone**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**1 1/4 Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**0**	
Heat Type	**100%**	**5 Forced Warm Air**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**7**	
# Bedrooms	**3**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**1**	

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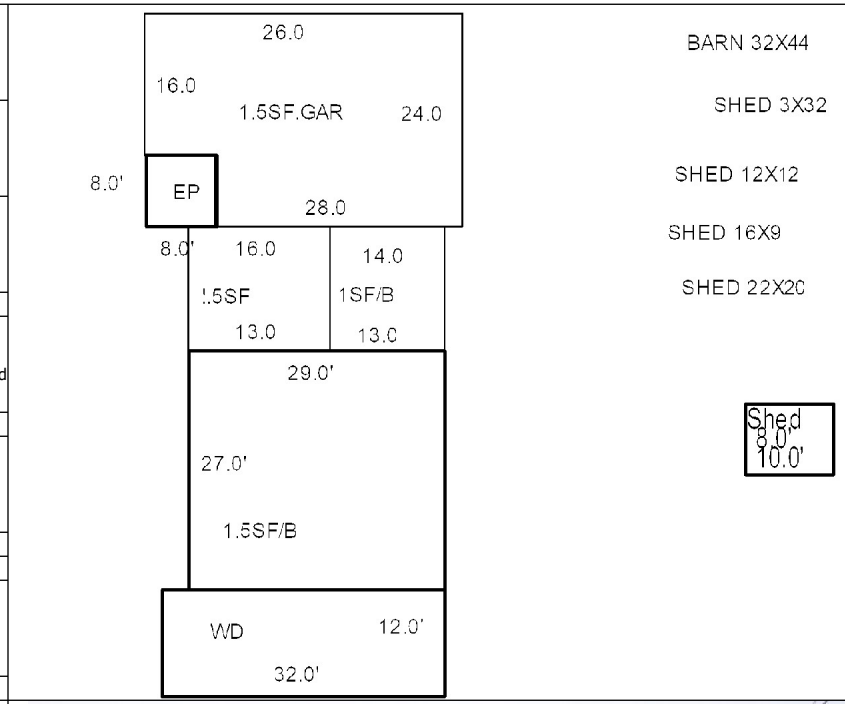
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**4 Good 95%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**783**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 3/14/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
77 1.50 ST	1800	800	0 0	0	0 %	0 %	
4 1 & 1/2 STORY FR	1800	224	0 0	0	0 %	0 %	
157 1.50 ST	1900	1408	2 100	3	0 %	100 %	
24 Frame Shed	1900	192	2 100	3	0 %	100 %	
24 Frame Shed	1900	144	1 100	2	0 %	100 %	
24 Frame Shed	1900	440	2 100	3	0 %	100 %	
68 Wood Deck	2005	384	0 0	0	0 %	0 %	
11 1	0	182	0 0	0	0 %	100 %	
22 Encl Frame Porch	1990	64	0 0	0	0 %	100 %	
22 Encl Frame Porch	1900	64	0 0	0	0 %	0 %	

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

Map Lot R01-040 Account 129 Location Card 2 Of 2 9/25/2024

JARRETT, STEPHEN M
JARRETT, PATRICIA L & TIMOTHYL. JARRETT
WISCASSET ME 04578

B5678P35

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR

OPEN SPACE YEAR

Zone/Land Use **21 RURAL**

Secondary Zone

Topography **2 Rolling**

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

Utilities

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

Street **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
2019	0	500	0	500
2020	0	500	0	500
2021	0	500	0	500
2022	0	500	0	500
2023	0	600	0	600
2024	0	600	0	600

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj				%	
22.Base Waterfron				%	
23.Deep WF Size A				%	
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 0.00

Influence Codes

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

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

WISCASSET

Map Lot R01-040 | Account 129 | Location | Card 2 Of 2 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code **0**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 3/14/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	2018	80	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-040-001 Account 2033 Location 234 LOWELLTOWN ROAD Card 1 Of 1 9/25/2024

ABEREGG, AIDEN
234 LOWELLTOWN ROAD
WISCASSET ME 04578

B3988P28

Previous Owner
JARRETT, STEPHEN M

234 LOWELLTOWN ROAD
WISCASSET ME 04578
Sale Date: 11/25/2022

Previous Owner
BAILEY, GERALD

234 LOWELLTOWN ROAD
WISCASSET ME 04578
Sale Date: 5/09/2016

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'24 Per bill of sale this MH is owned by Aiden Abergegg. (Just received Bill of sale ??) abate & Supplement)
2008-Release deed recorded.

WISCASSET

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

Secondary Zone

Topography **1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **11/25/2022**

Price

Sale Type **4 Mobile Home**

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

Financing **9 Unknown**

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

Validity **8 Other Non Valid**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	0	30,100	0	30,100
2012	0	30,100	0	30,100
2013	0	30,100	0	30,100
2014	0	30,100	0	30,100
2015	0	30,100	0	30,100
2016	0	30,100	0	30,100
2017	0	30,100	0	30,100
2018	0	30,100	0	30,100
2019	0	30,100	0	30,100
2020	0	30,100	0	30,100
2021	0	30,100	0	30,100
2022	0	30,100	0	30,100
2023	0	37,600	0	37,600
2024	0	37,600	0	37,600

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj				%	
22.Base Waterfron				%	
23.Deep WF Size A				%	
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 0.00

Influence Codes

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

WISCASSET

Map Lot R01-040-001 | Account 2033 | Location 234 LOWELLTOWN ROAD | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

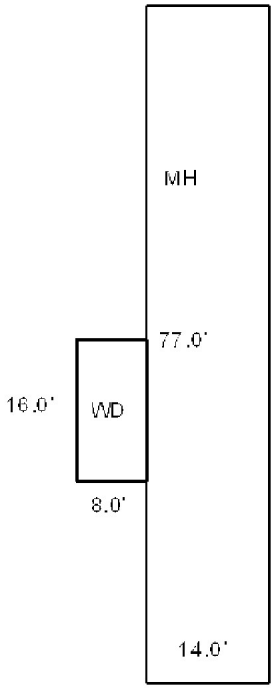
Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 12/06/2006



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
998 14' Mobile	2001	14x77	2 100	4	0 %	50 %	
68 Wood Deck	207	128	3 100	4	0 %	100 %	
24 Frame Shed	2002	64	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-040-A | Account 2572 | Location 238 LOWELLTOWN ROAD | Card 1 Of 1 | 9/25/2024

JARRETT, TIMOTHY L
WISCASSET ME 04578

B4009P107

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

Secondary Zone

Topography **3 Above Street**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date

Price

Sale Type

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

Financing

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

Validity

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

Verified

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	42,700	91,700	10,000	124,400
2012	42,700	91,700	10,000	124,400
2013	42,700	91,700	10,000	124,400
2014	42,700	91,700	10,000	124,400
2015	42,700	91,700	10,000	124,400
2016	42,700	91,700	15,000	119,400
2017	42,700	91,700	20,000	114,400
2018	42,700	91,700	20,000	114,400
2019	42,700	91,700	20,000	114,400
2020	42,700	91,700	25,000	109,400
2021	42,700	91,700	25,000	109,400
2022	42,700	91,700	24,000	110,400
2023	53,400	114,600	25,000	143,000
2024	53,400	114,600	25,000	143,000

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	1.56	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 2.56

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
10/28/10-Barn address is 238A Lowelltown Road.

WISCASSET

WISCASSET

Map Lot R01-040-A | Account 2572 | Location 238 LOWELLTOWN ROAD | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

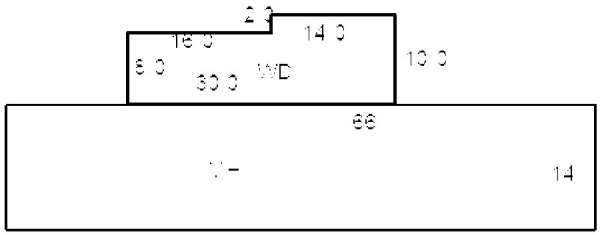
Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

BARN 44X45



Date Inspected 6/08/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
998 14' Mobile	2005	14x66	2 100	3	0 %	50 %	
157 1.50 ST	1995	1980	3 100	4	0 %	100 %	
68 Wood Deck	2005	268	2 105	3	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-041 Account 131 Location 274 LOWELLTOWN ROAD Card 1 Of 1 9/25/2024

VAST PROPERTIES, INC.
9751 SOUTH WEST 96 COURT
MIAMI FL 33176

B5818P296

Previous Owner
LEAVITT, DONALD MICHAEL
C/O VICKIE HERSOM
PO BOX 444
WISCASSET ME 04578
Sale Date: 12/03/2021

Previous Owner
LEAVITT, JR., DONALD W.
LEAVITT, MERRYE V.

WISCASSET ME 04578
Sale Date: 12/29/2005

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2000 - SOLD 4.7 ACRES TO SHAWN GOLDEN & TINA BYRNES
2006-DEED TO SON, RESERVING A LIFE ESTATE FOR EACH DONALD & MERRYE LEAVITT.
2012-Mrs. Leavitt passed away November 3, 2011.
2013-Mr. Leavitt passed away May 3, 2012, leaving property to son, Donald Michael Leavitt.

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**20 NEQ. WATERSHED**
Secondary Zone	**21 RU**
Topography	**1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date	**12/03/2021**
Price	**225,000**
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
2011	78,800	170,200	10,000	239,000
2012	78,800	170,200	10,000	239,000
2013	78,800	170,200	0	249,000
2014	78,800	170,200	0	249,000
2015	78,800	170,200	0	249,000
2016	78,800	170,200	0	249,000
2017	78,800	170,200	0	249,000
2018	78,800	170,200	0	249,000
2019	78,800	170,200	0	249,000
2020	78,800	170,200	0	249,000
2021	78,800	170,200	0	249,000
2022	43,600	170,200	0	213,800
2023	54,500	212,700	0	267,200
2024	54,500	212,700	0	267,200

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	2.00	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 3.00

Influence Codes

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

WISCASSET

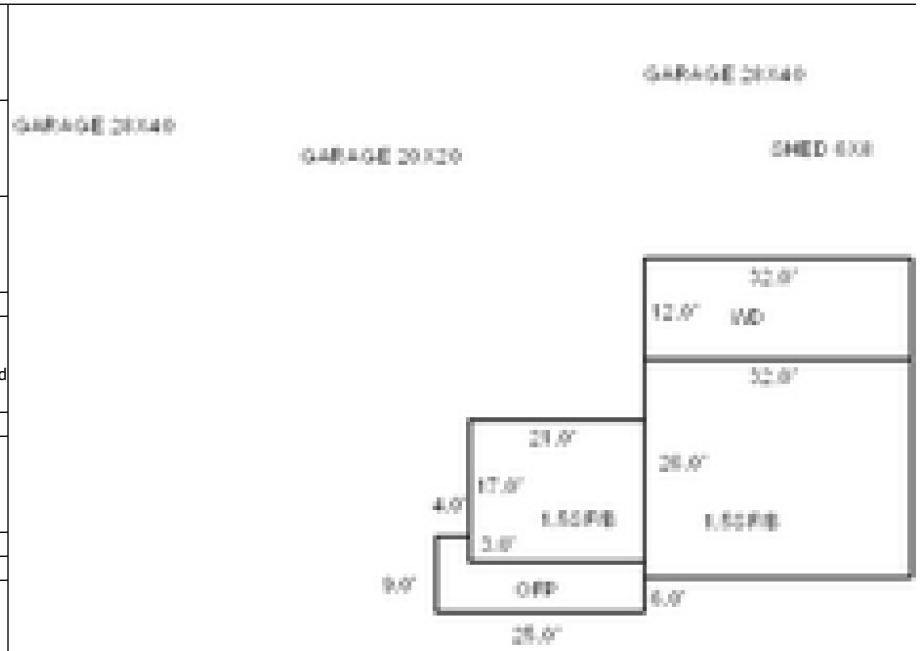
Map Lot R01-041 | Account 131 | Location 274 LOWELLTOWN ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**4 Cape Cod**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**4 One & 1/2 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**8 ALUM/VINYL**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1850**		
Year Remodeled	**0**		
Foundation	**2 Concrete Block**		
1.Concrete	4.Wood	7.	
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	**2 Damp Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**7**		
# Bedrooms	**4**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

TRIO Software
A Division of Harris Computer Systems

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**4 Good 95%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**832**		
Condition	**5 Above Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**1 Interior Inspect**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
14 1.5 Story/BSMT	1850	357	0 0	0	0 %	0 %	
21 Open Frame	1850	162	0 0	0	0 %	0 %	
68 Wood Deck	1980	384	0 0	0	0 %	0 %	
23 Frame Garage	1990	1120	3 100	4	0 %	100 %	
23 Frame Garage	1900	400	2 100	3	0 %	100 %	
23 Frame Garage	1983	1120	3 100	4	0 %	100 %	
24 Frame Shed	1960	48	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-041-A | Account 133 | Location 68 HALE POND ROAD | Card 1 Of 1 | 9/25/2024

DOUGLASS, JOCELYN J/T
LORD, JONATHAN RICHMOND
WISCASSET ME 04578

B2842P273

Previous Owner
CHESEBROUGH, JEFFERY S.
CHESEBROUGH, ROSEMARY

WISCASSET ME 04578

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2003-FORMER OWNER: JEFFERY & ROSEMARY CHEESEBROUGH BK2240 PG354 NEW OWNERS DOUGLASS=6/10 INTEREST AND LORD=4/10 INTEREST SENT BILL TO: jOCELYN DOUGLASS PO BOX 337 WOOLWICH. ADDRESS FOR JONATHAN RICHMOND LORD 115 N. MAIN STREET SUNDERLAND, MA 01375 REMOVED HOMESTEAD EX.

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**20 NEQ. WATERSHED**
Secondary Zone	
Topography	**1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date	**4/22/2002**
Price	**172,000**
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
2011	50,800	192,900	10,000	233,700
2012	50,800	192,900	10,000	233,700
2013	50,800	192,900	10,000	233,700
2014	50,800	192,900	10,000	233,700
2015	50,800	192,900	10,000	233,700
2016	50,800	192,900	15,000	228,700
2017	50,800	192,900	20,000	223,700
2018	50,800	192,900	20,000	223,700
2019	50,800	192,900	20,000	223,700
2020	50,800	192,900	25,000	218,700
2021	50,800	192,900	25,000	218,700
2022	50,800	192,900	24,000	219,700
2023	63,500	241,100	25,000	279,600
2024	63,500	241,100	25,000	279,600

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	4
23.Deep WF Size A	28	5.60	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 6.60

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-041-A | Account 133 | Location 68 HALE POND ROAD | Card 1 Of 1 | 9/25/2024

Building Style **4 Cape Cod**		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units **1**		
Other Units **0**		
Stories **5 One & 3/4 Story**		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls **8 ALUM/VINYL**		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3-CUSTOM **0**		
OPEN-4-CUSTOM **0**		
Year Built **1990**		
Year Remodeled **0**		
Foundation **1 Concrete**		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **1 Dry Basement**		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
HEARTH **0**		
Heat Type **100%** **3 Heat Pump**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style **2 TYPICAL**		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style **2 TYPICAL**		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms **6**		
# Bedrooms **3**		
# Full Baths **1**		
# Half Baths **1**		
# Addn Fixtures **0**		
# Fireplaces **0**		

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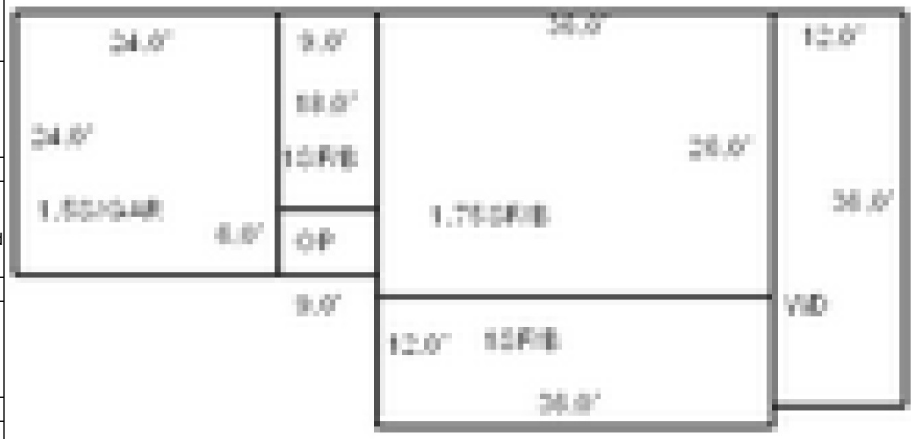
Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **4 Good 95%**		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **936**		
Condition **4 Average**		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good **100%**		
Economic Code **None**		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	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	1990	432	0 0	0	0 %	0 %	
11 1	1990	162	0 0	0	0 %	0 %	
21 Open Frame	1990	54	0 0	0	0 %	0 %	
77 1.50 ST	1990	576	0 0	0	0 %	0 %	
11 1	1990	432	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-041-B | Account 134 | Location 80 HALE POND ROAD | Card 1 Of 1 | 9/25/2024

MCRAE, PETER R (J/T)
MCRAE, MONIQUE C
WISCASSET ME 04578

B2653P267

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**20 NEQ. WATERSHED**
Secondary Zone	**21 RU**
Topography	**2 Rolling**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **5 Private**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

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

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

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

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	63,300	216,000	10,000	269,300
2012	63,300	216,000	10,000	269,300
2013	63,300	216,000	10,000	269,300
2014	63,300	216,000	10,000	269,300
2015	63,300	216,000	10,000	269,300
2016	63,300	216,000	15,000	264,300
2017	63,300	216,000	20,000	259,300
2018	63,300	216,000	20,000	259,300
2019	63,300	216,000	20,000	259,300
2020	63,300	216,000	25,000	254,300
2021	63,300	216,000	25,000	254,300
2022	63,300	216,000	24,000	255,300
2023	79,200	270,000	25,000	324,200
2024	79,200	270,000	25,000	324,200

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	5
23.Deep WF Size A	28	10.00	100	%	0
Acres	29	3.73	100	%	0
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si					
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 14.73

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2001-COMBINED LOT 44M WITH 41B, NOW 14.73 ACRES
PREVIOUS BK1582 PG0113

WISCASSET

WISCASSET

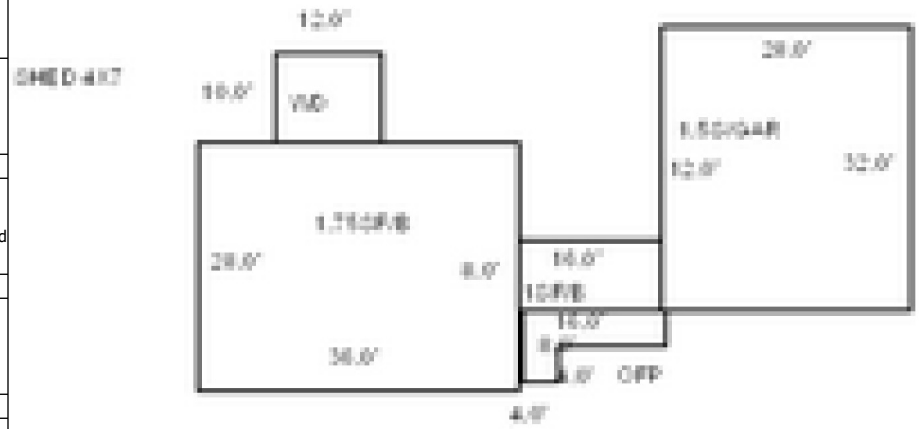
Map Lot R01-041-B | Account 134 | Location 80 HALE POND ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**4 Cape Cod**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**5 One & 3/4 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**1 CLAPBOARD**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1990**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**1 Dry Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**200**		
Fin Bsmt Grade	**9 100**		
HEARTH	**1**		
Heat Type	**100%**	**5 Forced Warm Air**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**6**		
# Bedrooms	**3**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

TRIO Software
A Division of Harris Computer Systems

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**4 Good 100%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**1008**		
Condition	**5 Above Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**1 Interior Inspect**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 3/27/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	2003	120	3 100	4	0 %	100 %	
11 1	2003	128	3 110	4	0 %	100 %	
77 1.50 ST	2003	896	3 110	4	0 %	100 %	
24 Frame Shed	2005	26	2 100	2	0 %	100 %	
21 Open Frame	2005	80	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 R01-041-C | Account 135 | Location 248 LOWELLTOWN ROAD | Card 1 Of 1 | 9/25/2024

LEAVITT, DONALD M
LEAVITT, VALERIE A
WISCASSET ME 04578

B3406P261 B6059P42

Previous Owner
LEAVITT, DONALD MICHAEL

248 LOWELLTOWN ROAD
WISCASSET ME 04578
Sale Date: 12/09/2004

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2005-ABSTRACT OF DIVORCE-PREVIOUS BK1938 PG244 & BK1945 PG181
2009-NEW BARN ADDED

WISCASSET

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

Secondary Zone

Topography **1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **12/09/2004**

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
2011	44,700	149,500	10,000	184,200
2012	44,700	149,500	10,000	184,200
2013	44,700	149,500	10,000	184,200
2014	44,700	149,500	10,000	184,200
2015	44,700	149,500	10,000	184,200
2016	44,700	149,500	15,000	179,200
2017	44,700	149,500	20,000	174,200
2018	44,700	149,500	20,000	174,200
2019	44,700	149,500	20,000	174,200
2020	44,700	149,500	25,000	169,200
2021	44,700	149,500	25,000	169,200
2022	44,700	149,500	24,000	170,200
2023	55,900	186,900	25,000	217,800
2024	55,900	186,900	25,000	217,800

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	2.56	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 3.56

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-041-C | Account 135 | Location 248 LOWELLTOWN ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**2 Ranch**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**8 ALUM/VINYL**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1987**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
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	**2**		
Wet Basement	**1 Dry Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**5**		
# Bedrooms	**3**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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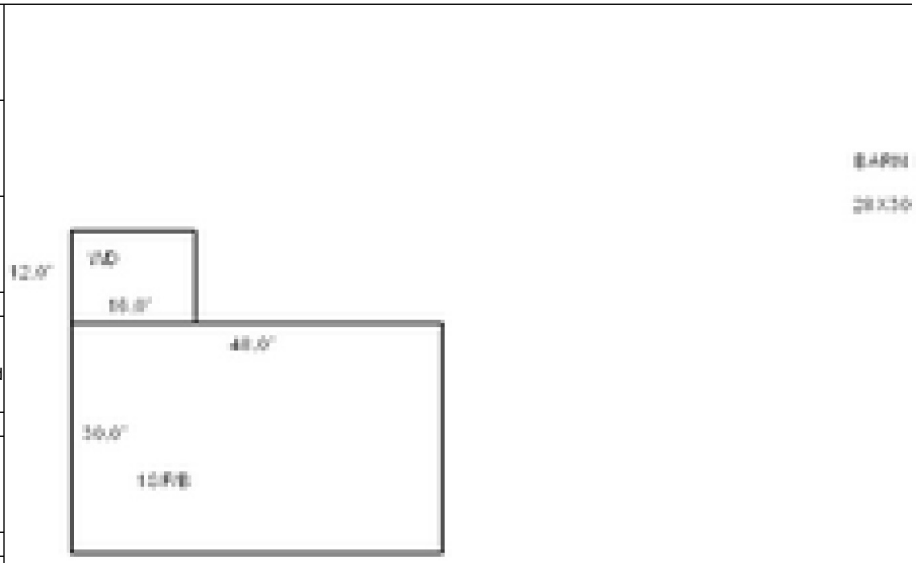
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 100%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**1440**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**5 Estimated**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**5 Estimate**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1987	192	0 0	0	0 %	100 %	
98 2.00 S Barn	2008	560	3 100	4	0 %	100 %	
65 Barn 1S	2008	280	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-041-D | Account 2094 | Location 64 HALE POND ROAD | Card 1 Of 1 | 9/25/2024

TILAS, LUCINDA S
TILAS, NICHOLAS J
64 HALE POND ROAD
WISCASSET ME 04578

B2358P270

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **20 NEQ. WATERSHED**

Secondary Zone **21 RU**

Topography **1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date

Price

Sale Type

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

Financing

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

Validity

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

Verified

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	43,200	189,900	0	233,100
2012	43,200	189,900	0	233,100
2013	43,200	189,900	10,000	223,100
2014	43,200	189,900	10,000	223,100
2015	43,200	189,900	10,000	223,100
2016	43,200	189,900	15,000	218,100
2017	43,200	189,900	20,000	213,100
2018	43,200	189,900	20,000	213,100
2019	43,200	189,900	20,000	213,100
2020	43,200	189,900	25,000	208,100
2021	43,200	189,900	25,000	208,100
2022	43,200	199,500	24,000	218,700
2023	54,000	249,400	25,000	278,400
2024	54,000	249,400	25,000	278,400

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	1.80	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 2.80

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2005-MOBILE HOME GONE, HOUSE FINISHED-ADJUSTED SF FROM 1260 TO 1232.
7/15/22 W/MRS. ADD WD + SHED

WISCASSET

WISCASSET

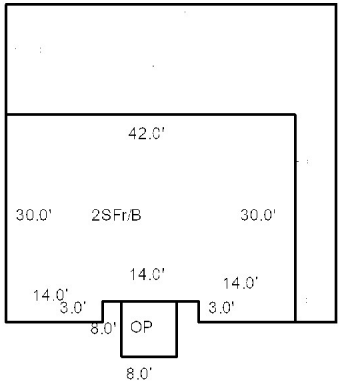
Map Lot R01-041-D | Account 2094 | Location 64 HALE POND ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**5 Colonial**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**4 One & 1/2 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**8 ALUM/VINYL**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**2003**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**1 Dry Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**280**		
Fin Bsmt Grade	**3 100**		
HEARTH	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**7**		
# Bedrooms	**3**		
# Full Baths	**2**		
# Half Baths	**1**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

TRIO Software
A Division of Harris Computer Systems

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**4 Good 100%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**1218**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**5 Estimated**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**5 Estimate**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



SHED 8X8
CANOPY 8X9

Date Inspected 12/05/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	2006	64	0 0	0	0 %	0 %	
24 Frame Shed	2003	64	2 100	2	0 %	100 %	
61 Canopy	2003	72	1 100	2	0 %	100 %	
24 Frame Shed	2021	384	2 100	4	0 %	100 %	
68 Wood Deck	2021	948	2 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-041-E | Account 2181 | Location 41 GOLDEN APPLE DRIVE | Card 1 Of 1 | 9/25/2024

GOLDEN, SHAWN R
GOLDEN, TINA M
WISCASSET ME 04578

B2502P246

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
'15 W/ Son @ door call garage complete and adjust grade.

WISCASSET

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

Secondary Zone

Topography **1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **9/01/1999**

Price **30,900**

Sale Type **1 Land Only**

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

Financing **9 Unknown**

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

Validity **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
2011	47,000	50,800	10,000	87,800
2012	47,000	50,800	10,000	87,800
2013	47,000	50,800	10,000	87,800
2014	47,000	50,800	10,000	87,800
2015	47,000	66,000	10,000	103,000
2016	47,000	66,000	15,000	98,000
2017	47,000	66,000	20,000	93,000
2018	47,000	66,000	20,000	93,000
2019	47,000	66,000	20,000	93,000
2020	47,000	66,000	25,000	88,000
2021	47,000	66,000	25,000	88,000
2022	47,000	66,000	24,000	89,000
2023	58,800	82,500	25,000	116,300
2024	58,800	82,500	25,000	116,300

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	3.70	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 4.70

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-041-E | Account 2181 | Location 41 GOLDEN APPLE DRIVE | Card 1 Of 1 | 9/25/2024

Building Style	**10 Double Wide**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**8 ALUM/VINYL**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1999**	
Year Remodeled	**0**	
Foundation	**5 Concrete Slab**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**0**	
Heat Type	**100%**	**5 Forced Warm Air**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**5**	
# Bedrooms	**3**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

TRIO Software
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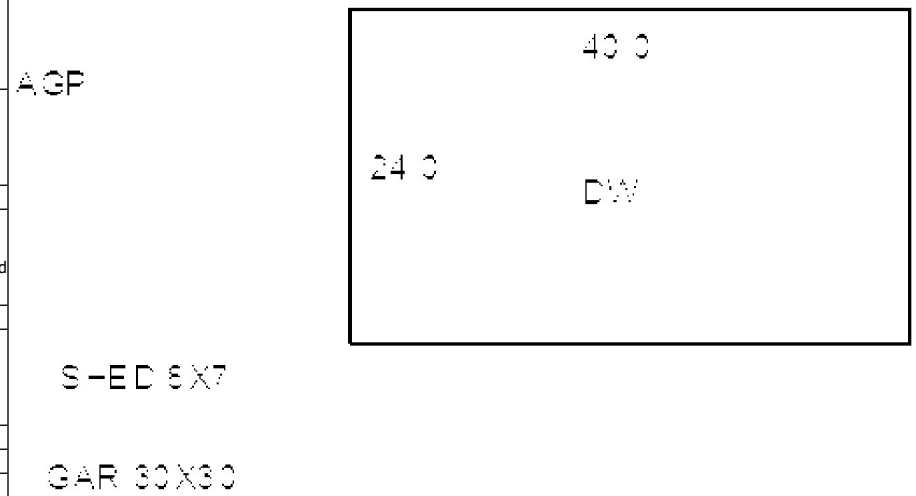
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**4 Minimal**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 100%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**960**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**1 Owner**	
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
24 Frame Shed	2000	56	5 100	3	0 %	100 %	
23 Frame Garage	2009	900	3 100	4	0 %	100 %	
73 AB.GR. POOL.....	2009	0	2 105	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-041-F | Account 2744 | Location LOWELLTOWN ROAD | Card 1 Of 1 | 9/25/2024

LEAVITT, DONALD M
WISCASSET ME 04578

B3613P242

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR

OPEN SPACE YEAR

Zone/Land Use **20 NEQ. WATERSHED**

Secondary Zone

Topography **2 Rolling**

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

Utilities

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

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
2022	77,300	0	0	77,300
2023	96,600	0	0	96,600
2024	96,600	0	0	96,600

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	

Square Foot		Square Feet		
16.Regular Lot			%	
17.Secondary Site			%	
18.Secondary Site			%	
19.Condominium			%	
20.Base Homesite			%	
			%	
			%	

Fract. Acre	Acreage/Sites			
21.HS Size Adj	20	1.00	100 %	0
22.Base Waterfron	21	1.00	100 %	0
23.Deep WF Size A	28	10.00	100 %	0
Acres	29	10.00	100 %	0
24.Base Waterfron	30	15.30	100 %	0
25.Shallow WF Siz			%	
26.Base Water Inf			%	
27.Influence W Si				
28.Rear Land 1-10				
29.Rear Land 11-2				

Total Acreage 36.30

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'22 36.30 ACRES RETAINED FROM SPLIT OF LOT 41 BECOMES LOT 41-F.

WISCASSET

WISCASSET

Map Lot R01-041-F | Account 2744 | Location LOWELLTOWN ROAD | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

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Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	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
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R01-042 Account 136 Location LOWELLTOWN ROAD Card 1 Of 1 9/25/2024

TORRE, ALBERT F
TORRE, DEBORAH G
295 LOWELLTOWN ROAD
WISCASSET ME 04578

B2138P195 B5186P26

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**21 RURAL**
Secondary Zone	
Topography	**1 Level**

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

Utilities	**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	**10/02/2017**
Price	**50,000**
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
2011	53,600	0	0	53,600
2012	53,600	0	0	53,600
2013	53,600	0	0	53,600
2014	53,600	0	0	53,600
2015	53,600	0	0	53,600
2016	53,600	0	0	53,600
2017	53,600	0	0	53,600
2018	53,600	0	0	53,600
2019	53,600	0	0	53,600
2020	53,600	0	0	53,600
2021	53,600	0	0	53,600
2022	53,600	0	0	53,600
2023	67,000	0	0	67,000
2024	67,000	0	0	67,000

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	7.00	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 8.00

Influence Codes

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

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

WISCASSET

Map Lot R01-042 | Account 136 | Location LOWELLTOWN ROAD | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **4 Unoccupied**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-043 Account 137 Location 308 LOWELLTOWN ROAD Card 1 Of 1 9/25/2024

BEDELL, FRANK M
BEDELL, KATHRYN K
WISCASSET ME 04578

B1316P253

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

Secondary Zone

Topography **1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date

Price

Sale Type

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

Financing

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

Validity

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

Verified

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	40,600	87,900	10,000	118,500
2012	40,600	87,900	10,000	118,500
2013	40,600	87,900	10,000	118,500
2014	40,600	87,900	10,000	118,500
2015	40,600	87,900	10,000	118,500
2016	40,600	87,900	15,000	113,500
2017	40,600	87,900	20,000	108,500
2018	40,600	87,900	20,000	108,500
2019	40,600	87,900	20,000	108,500
2020	40,600	87,900	25,000	103,500
2021	40,600	87,900	25,000	103,500
2022	40,600	87,900	24,000	104,500
2023	50,800	109,900	25,000	135,700
2024	50,800	109,900	25,000	135,700

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

21.HS Size Adj
22.Base Waterfron
23.Deep WF Size A
Acres
24.Base Waterfron
25.Shallow WF Siz
26.Base Water Inf
27.Influence W Si
28.Rear Land 1-10
29.Rear Land 11-2

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
20		1.00	100 %	0
21		1.00	100 %	0
28		0.52	100 %	0
			%	
			%	
			%	
			%	

Total Acreage 1.52

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

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Map Lot R01-043 | Account 137 | Location 308 LOWELLTOWN ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**1 Conventional**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**5 One & 3/4 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**7 NOVELTY**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**3 Sheet Metal**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1972**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**5 Crawl Space**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**9 No Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**7**		
# Bedrooms	**4**		
# Full Baths	**1**		
# Half Baths	**1**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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Layout	**2 Inadequate**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 100%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**783**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**5 Estimated**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**5 Estimate**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	

Date Inspected 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
26 1SFr Overhang	1972	54	0 0	0	0 %	0 %	
24 Frame Shed	1972	144	2 100	3	0 %	100 %	
21 Open Frame	1972	189	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-043-A | Account 138 | Location 320 LOWELLTOWN ROAD | Card 1 Of 1 | 9/25/2024

HENRY, KENNETH
HENRY, MICHIKO
320 LOWELLTOWN ROAD
WISCASSET ME 04578

B5461P286

Previous Owner
VIELE, NICOLE L

320 LOWELLTOWN ROAD
WISCASSET ME 04578
Sale Date: 11/25/2019

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

5/30/23 N/A (VEHICLES THERE)- ADD SHEDS.
2002-FORMER OWNER:JOHN & DEBORA TYLER BK1886 PG181
2002-ADDED APT. OVER GARAGE (NEVER ON CARD).
10-3-02-MRS. VIELE CAME IN TO CHECK ON VALUATION OF BUILDING. I EXPLAINED ADDED APT. AS NEVER TAXED. SHE SAID IT IS NOT RENTED, I EXPLAINED THAT IT IS LIVING SPACE. WHILE CHECKING OVER HER ACCOUNT I DISCOVERED THAT SOMEHOW THE GRADE/CONDITION GOT CHANGED FROM 95% TO 100% AND 3/4S AD/GAR ALSO CHANGED FROM 70% TO 100% FUNCTIONAL. PUT BACK TO

WISCASSET

Property Data

Neighborhood	103 RURAL WEST
Tree Growth Year	0
FARM LAND YEAR	0
OPEN SPACE YEAR	0
Zone/Land Use	21 RURAL
Secondary Zone	
Topography	1 Level

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

Utilities 4 Drilled Well 6 Septic System

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

Street 1 Paved

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

TREE GROWTH PLAN	0
CONSERV EASE	0

Sale Data

Sale Date	11/25/2019
Price	284,000
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
2011	42,900	262,500	10,000	295,400
2012	42,900	262,500	10,000	295,400
2013	42,900	260,400	10,000	293,300
2014	42,900	260,400	10,000	293,300
2015	42,900	260,400	10,000	293,300
2016	42,900	260,400	15,000	288,300
2017	42,900	260,400	20,000	283,300
2018	42,900	260,400	20,000	283,300
2019	42,900	260,400	20,000	283,300
2020	42,900	260,400	25,000	278,300
2021	42,900	260,400	25,000	278,300
2022	42,900	260,400	24,000	279,300
2023	53,600	330,100	25,000	358,700
2024	53,600	330,100	25,000	358,700

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	3
23.Deep WF Size A	28	1.65	100	%	3
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 2.65

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-043-A | Account 138 | Location 320 LOWELLTOWN ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**5 Colonial**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**2**		
Other Units	**0**		
Stories	**2 Two Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**1 CLAPBOARD**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1991**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**5 Crawl Space**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**1 Dry Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**9**		
# Bedrooms	**4**		
# Full Baths	**3**		
# Half Baths	**1**		
# Addn Fixtures	**3**		
# Fireplaces	**1**		

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Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**2 Heavy**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**4 Good 100%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**1068**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**1 Interior Inspect**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	

Date Inspected 3/14/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
5 1 & 3/4 STORY FR	1989	256	4 100	0	0 %	100 %	
92 3/4S AD/GAR.....	1989	960	4 100	0	0 %	100 %	
68 Wood Deck	1989	792	3 100	0	0 %	100 %	
24 Frame Shed	2022	504	2 100	4	0 %	100 %	
24 Frame Shed	0				%	%	1,600
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R01-043-B Account 139 Location 18 INDIAN ROAD Card 1 Of 1 9/25/2024

BALDWIN, DONALD H J/T
BALDWIN, CHRISTINE
WISCASSET ME 04578

B3904P298

Previous Owner
TAYLOR, JEFFREY L.
C/O DONALD & CHRISTINE BALDWIN
18 INDIAN ROAD
WISCASSET ME 04578
Sale Date: 8/22/2007

Previous Owner
LINDHARD, ELSA A.
C/O ANGELA WAGG
18 INDIAN ROAD
WISCASSET ME 04578
Sale Date: 3/07/2007

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

5/30/23 ADD SLAB UNDER COVER-ALL SHELTER.
11/1/2005-NEW MAILING ADDRESS FOR LINDHARD: 175 ANDERAN ROAD MILFORD, NJ 08848
2007-FORMER OWNER: ELSA LINDHARD BK1994 PG219 BOUGHT 1994 FOR $125,000.SOLD 3/2007 FOR $125,000.
2008-FORMER OWNER: JEFFREY L. TAYLOR BK3824 PG1, WHO SOLD 8/2007 FOR $181,950.

WISCASSET

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

Secondary Zone

Topography **1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **8/22/2007**

Price **181,950**

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
2011	42,100	128,600	10,000	160,700
2012	42,100	128,600	10,000	160,700
2013	42,100	128,600	10,000	160,700
2014	42,100	128,600	10,000	160,700
2015	42,100	128,600	10,000	160,700
2016	42,100	128,600	15,000	155,700
2017	42,100	128,600	20,000	150,700
2018	42,100	128,600	20,000	150,700
2019	42,100	128,600	20,000	150,700
2020	42,100	128,600	25,000	145,700
2021	42,100	128,600	25,000	145,700
2022	42,100	128,600	24,000	146,700
2023	52,700	162,700	25,000	190,400
2024	52,700	162,700	25,000	190,400

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	1.26	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 2.26

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-043-B | Account 139 | Location 18 INDIAN ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**4 Cape Cod**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**5 One & 3/4 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**1 CLAPBOARD**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1985**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**5 Crawl Space**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**9 No Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**0**		
Heat Type	**100%**	**5 Forced Warm Air**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**6**		
# Bedrooms	**3**		
# Full Baths	**1**		
# Half Baths	**1**		
# Addn Fixtures	**0**		
# Fireplaces	**1**		

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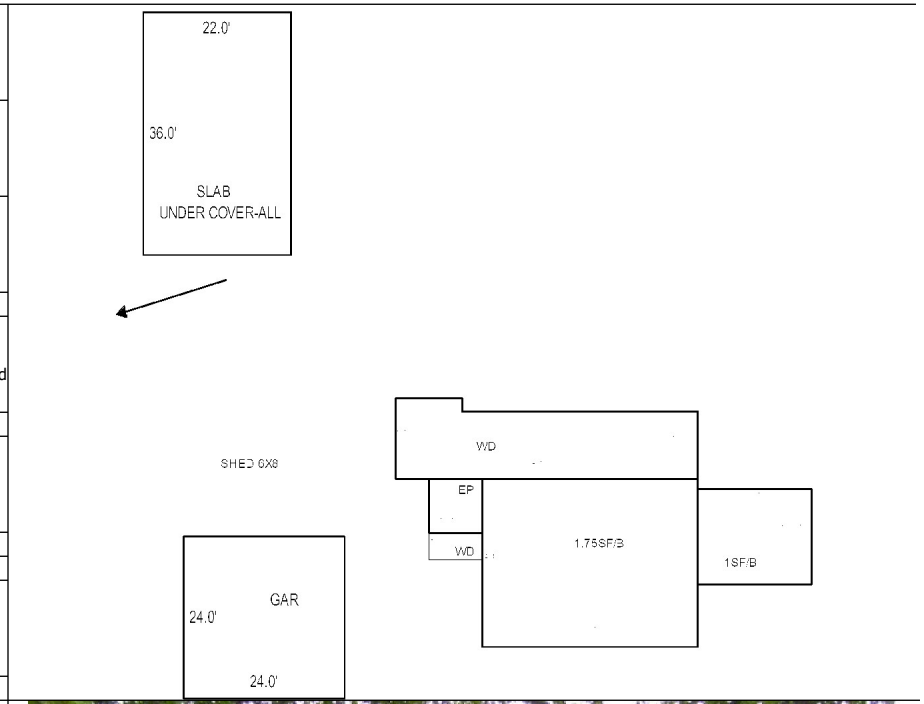
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 105%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**800**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**5 Estimated**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	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
11 1	1985	238	0 0	0	0 %	0 %	
22 Encl Frame Porch	1985	64	0 0	0	0 %	0 %	
68 Wood Deck	1985	32	0 0	0	0 %	0 %	
68 Wood Deck	1985	470	0 0	0	0 %	0 %	
24 Frame Shed	2001	48	3 100	4	0 %	100 %	
23 Frame Garage	2001	576	3 100	4	0 %	100 %	
103 SLAB.....	2022	792	2 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-043-C | Account 140 | Location 38 INDIAN ROAD | Card 1 Of 1 | 9/25/2024

RIOUX, NICHOLAS A
EATON-RIOUX, JOHANNA P
38 INDIAN ROAD
WISCASSET ME 04578

B4556P259 B5445P23

Previous Owner
DUROST, RICHARD A J/T
DUROST, MARCELLE H
PO BOX 301
WISCASSET ME 04578
Sale Date: 10/16/2019

Previous Owner
FRITZ, ALBERT C & BEVERLY D
FRITZ FAMILY INVESTMENT TRUST
C/O RICHARD A. & MARCELLE H. DUROST
WISCASSET ME 04578
Sale Date: 7/25/2012

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2001-GRANTED TO FRITZ FAMILY TRUST, PREVIOUS BK2231 PG0329
2013-Previous owner: Fritz Family Investment Trust bought 4/1/97 for $142,500, BK2573 PG298. Adjusted acreage per deed.

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**		
Tree Growth Year	**0**		
FARM LAND YEAR	**0**		
OPEN SPACE YEAR	**0**		
Zone/Land Use	**21 RURAL**		
Secondary Zone			
Topography		**2 Rolling**	
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	**4 Drilled Well**	**6 Septic System**	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	**1 Paved**		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN		**0**	
CONSERV EASE		**0**	

Sale Data

Sale Date		**10/16/2019**	
Price		**306,000**	
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
2011	43,100	189,300	0	232,400
2012	43,100	189,300	0	232,400
2013	43,400	189,300	0	232,700
2014	43,400	189,300	0	232,700
2015	43,400	189,300	0	232,700
2016	43,400	189,300	0	232,700
2017	43,400	189,300	0	232,700
2018	43,400	189,300	0	232,700
2019	43,400	189,300	20,000	212,700
2020	43,400	189,300	6,000	226,700
2021	43,400	189,300	31,000	201,700
2022	43,400	189,300	29,760	202,940
2023	54,200	236,600	31,000	259,800
2024	54,200	236,600	31,000	259,800

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	1.89	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 2.89

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-043-C | Account 140 | Location 38 INDIAN ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**4 Cape Cod**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**5 One & 3/4 Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**1 CLAPBOARD**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1987**	
Year Remodeled	**1998**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**0**	
Heat Type	**100%**	**1 Hot Water BB**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**6**	
# Bedrooms	**3**	
# Full Baths	**2**	
# Half Baths	**1**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

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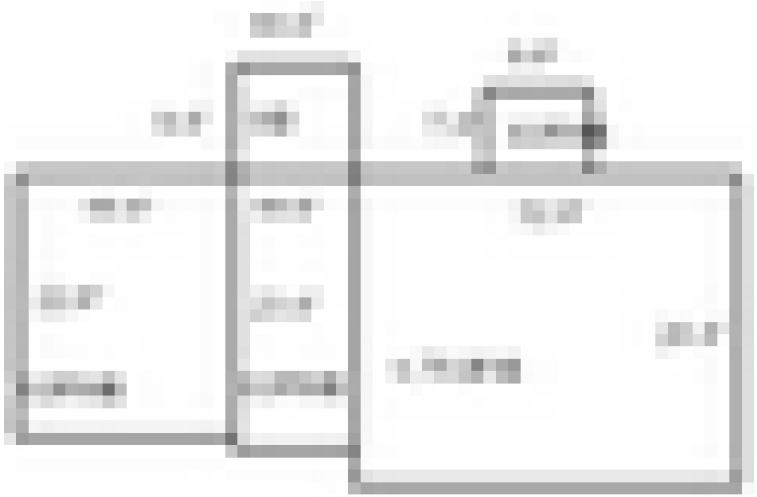
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**4 Good 100%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**832**	
Condition	**5 Above Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 3/22/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	1987	120	0 0	0	0 %	0 %	
1 ONE STORY	1987	63	0 0	0	0 %	0 %	
1 ONE STORY	1987	396	0 0	0	0 %	0 %	
1 ONE STORY	1987	110	0 0	0	0 %	0 %	
23 Frame Garage	0	1200	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-044 Account 141 Location BROOK ROAD Card 1 Of 1 9/25/2024

MORRISON, CHRISTOPHER G
WISCASSET ME 04578

B1268P278 B4212P190 B4861P126

Previous Owner
CROMWELL, PHOEBE A.

1256 MAIN ROAD
WESTPORT ISLAND ME 04578
Sale Date: 2/10/2015

Previous Owner
CROMWELL, FRANCIS L.
CROMWELL, PHOEBE A.

WESTPORT ISLAND ME 04578
Sale Date: 10/16/2009

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'17 entered Farmland.
'16 12 ACRES TO NEW LOT 44T
'16 Per board approval treat as contiguous & abate.
2000 - SOLD 8.73 ACRES TO PETER & MONIQUE MCRAE.
2005 - DEEDED 3 ACRES TO GRANDSON
2006-SOLD 34.83 ACRES TO GEORGE COUTURE. 2007-SENT SUPPLEMENTAL TAX BILL FOR 2006 & 2007 AS GARAGE IS ON THIS LOT NOT 44Q, GEORGE COUTURE. 2010-Sold 3 acres to lot 44R, this lot now 56.17 acres. 9/29/10-Mr. Cromwell passed away on 1/31/2009, BK4212 PG190, name removed

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**12 SHORE STREAM PRO**
Secondary Zone	**20 NW**
Topography	**1 Level**

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

Utilities	**5 Dugwell/Lake**

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

Street	**1 Paved**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date	**2/10/2015**
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.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
2011	80,100	19,900	0	100,000
2012	78,600	0	0	78,600
2013	78,600	0	0	78,600
2014	78,600	0	0	78,600
2015	94,900	0	0	94,900
2016	47,600	0	0	47,600
2017	28,700	0	0	28,700
2018	28,700	0	0	28,700
2019	28,700	0	0	28,700
2020	28,700	0	0	28,700
2021	28,700	0	0	28,700
2022	28,700	0	0	28,700
2023	35,900	0	0	35,900
2024	35,900	0	0	35,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	34	88.40	100	%	0
22.Base Waterfron				%	
23.Deep WF Size A				%	
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 88.40

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-044 | Account 141 | Location BROOK ROAD | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **4 Unoccupied**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 12/12/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-044-A Account 142 Location 76 INDIAN ROAD Card 1 Of 1 9/25/2024

HOWARD, ANNE M
WISCASSET ME 04578

B1976P138

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **20 NEQ. WATERSHED**

Secondary Zone

Topography **1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date

Price

Sale Type

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

Financing

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

Validity

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

Verified

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	75,200	202,100	10,000	267,300
2012	75,200	202,100	10,000	267,300
2013	75,200	202,100	10,000	267,300
2014	75,200	202,100	10,000	267,300
2015	75,200	202,100	10,000	267,300
2016	75,200	202,100	15,000	262,300
2017	75,200	202,100	20,000	257,300
2018	75,200	202,100	20,000	257,300
2019	75,200	202,100	20,000	257,300
2020	75,200	202,100	25,000	252,300
2021	75,200	202,100	25,000	252,300
2022	75,200	202,100	24,000	253,300
2023	94,000	252,600	25,000	321,600
2024	94,000	252,600	25,000	321,600

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	10.00	100	%	0
Acres	29	10.00	100	%	0
24.Base Waterfron	30	11.23	100	%	0
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si					
28.Rear Land 1-10		**Total Acreage**	32.23		
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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'21 REMOVE JEFFREY(DECEASED)
2003-PUT LOT 45H 9.23 ACRES INTO LOT 44A FOR TOTAL OF 32.23 ACRES

WISCASSET

WISCASSET

Map Lot R01-044-A | Account 142 | Location 76 INDIAN ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**2 Ranch**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**1 CLAPBOARD**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1988**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
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	**2**		
Wet Basement	**1 Dry Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**1**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**7**		
# Bedrooms	**4**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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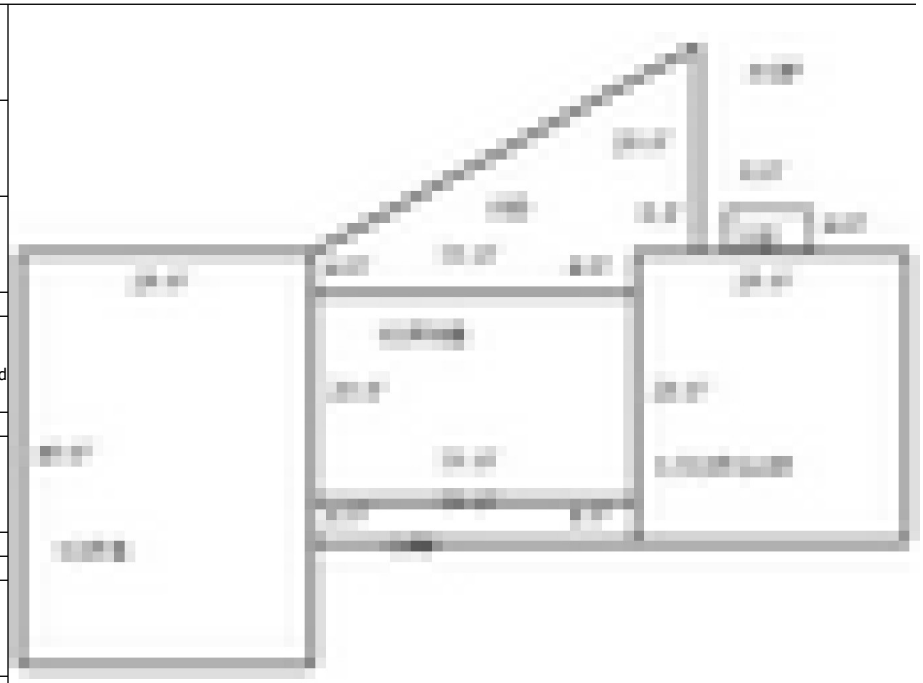
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**4 Good 100%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**1120**		
Condition	**5 Above Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**5 Estimated**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	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
1 ONE STORY	0	620	0 0	0	0 %	0 %	
21 Open Frame	0	124	0 0	0	0 %	0 %	
93 1/2S AD/GAR.....	0	728	0 0	0	0 %	0 %	
68 Wood Deck	2006	407	0 0	0	0 %	0 %	
68 Wood Deck	0	32	0 0	0	0 %	0 %	
73 AB.GR. POOL.....	0	1	3 100	4	99 %	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 R01-044-B | Account 143 | Location 34 GOLDEN APPLE DRIVE | Card 1 Of 1 | 9/25/2024

HANSEN, ERIK
WISCASSET ME 04578

B4132P242

Previous Owner
HALE, OLIN T. (J/T)
HALE, TERRY W.
C/O ERIK HANSEN
WISCASSET ME 04578
Sale Date: 4/24/2009

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

FORMER OWNER: WAYNE & DEBORAH APPLEBEE BK2152 PG0304
2005
-REDUCED TO 80% FACTOR DUE TO WETLAND OF ACREAGE AND 90% ON THE BACK LAND ONE ACRE ROW TO ADJ PARCELS CROSSES THROUGH THE PROPERTY
2009-SEND TO TEMPORARY ADDRESS IN VIRGINIA
Former owner: Olin & Terry Hale bought for $147,500 in 2001, BK2643 PG73

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**21 RURAL**
Secondary Zone	
Topography	**1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date	**4/24/2009**
Price	**185,000**
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
2011	50,800	147,900	0	198,700
2012	50,800	147,900	0	198,700
2013	50,800	147,900	0	198,700
2014	50,800	147,900	0	198,700
2015	50,800	147,900	0	198,700
2016	50,800	147,900	0	198,700
2017	50,800	147,900	0	198,700
2018	50,800	147,900	0	198,700
2019	50,800	147,900	0	198,700
2020	50,800	147,900	0	198,700
2021	50,800	147,900	0	198,700
2022	50,800	147,900	0	198,700
2023	63,500	184,900	0	248,400
2024	63,500	184,900	0	248,400

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	90	%	6
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	7.40	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 8.40

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-044-B | Account 143 | Location 34 GOLDEN APPLE DRIVE | Card 1 Of 1 | 9/25/2024

Building Style	**5 Colonial**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**5 One & 3/4 Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**8 ALUM/VINYL**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1996**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**0**	
Heat Type	**100%**	**1 Hot Water BB**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**6**	
# Bedrooms	**3**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

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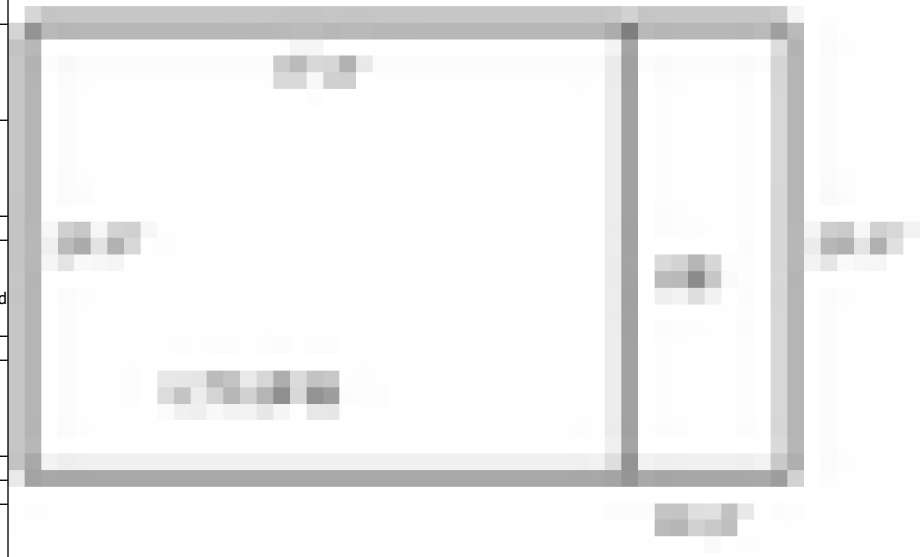
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**4 Good 95%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1036**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**1 Owner**	
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	2000	280	4 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-044-B1 Account 144 Location 48 HALE POND ROAD Card 1 Of 1 9/25/2024

HOPPER, JO ANN
WISCASSET ME 04578

B1991P48

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**20 NEQ. WATERSHED**
Secondary Zone	
Topography	**1 Level**

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

Utilities	**4 Drilled Well**	**6 Septic System**

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

Street	**1 Paved**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date	**6/01/1994**
Price	**33,000**
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
2011	40,800	24,900	10,000	55,700
2012	40,800	24,900	10,000	55,700
2013	40,800	24,900	10,000	55,700
2014	40,800	24,900	10,000	55,700
2015	40,800	24,900	10,000	55,700
2016	40,800	24,900	15,000	50,700
2017	40,800	24,900	20,000	45,700
2018	40,800	24,900	20,000	45,700
2019	40,800	24,900	20,000	45,700
2020	40,800	24,900	25,000	40,700
2021	40,800	24,900	25,000	40,700
2022	40,800	24,900	24,000	41,700
2023	51,000	31,100	25,000	57,100
2024	51,000	31,100	25,000	57,100

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	0.60	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 1.60

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

WISCASSET

Map Lot R01-044-B1 | Account 144 | Location 48 HALE POND ROAD | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

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Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

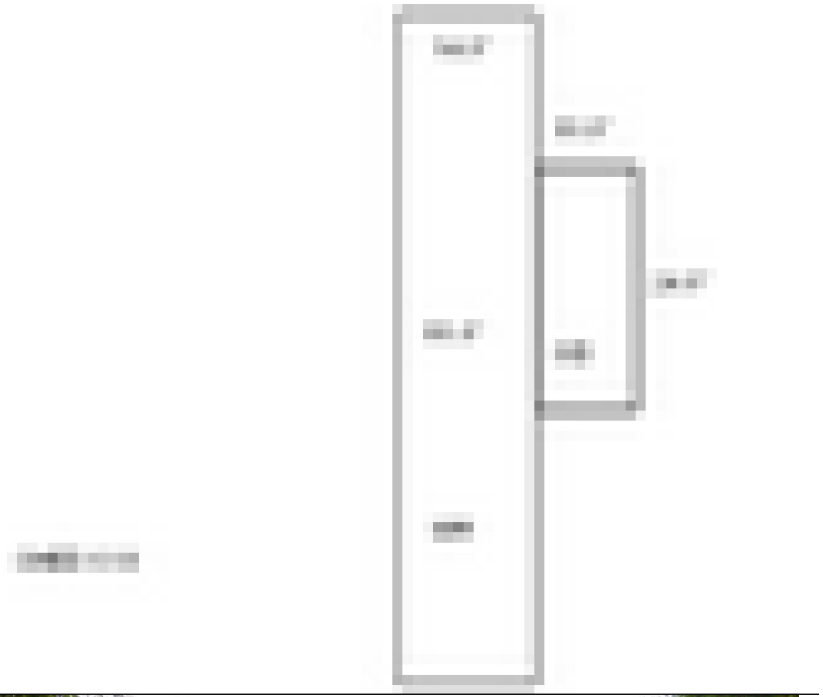
Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	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
998 14' Mobile	1987	14x66	3 100	4	0 %	50 %	
68 Wood Deck	2001	240	3 100	4	0 %	100 %	
24 Frame Shed	1987	48	2 100	3	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-044-B2 Account 145 Location 54 HALE POND ROAD Card 1 Of 1 9/25/2024

JONES, HEATHER C
FKA- DUSTY JONES
54 HALE POND ROAD
WISCASSET ME 04578

B5597P302

Previous Owner
JOHNSON, ERIC R
JOHNSON, BRENDA L
335 LOWELLTOWN ROAD
WISCASSET ME 04578
Sale Date: 10/02/2020

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

6/7/21 w/ mr del shed
10/4/02-MRS. JOHNSON CAME IN TO QUESTION THE VALUE OF BUILDINGS. THE HOUSE IS/WAS 50% DONE APRIL 1ST NOT THE 70% STATED BY MR. JOHNSON ON SUE VARNEY VISIT TO PROPERTY 8/24/02. (MRS. JOHNSON STATED MR. JOHNSON ON MEDICATION AND SUE SHOULD HAVE SPOKEN TO HER. SHE ARRIVED LATER IN THE VISIT.) GAVE ABATEMENT FORM. SHE IS ALSO GOING TO ASK FOR ABATEMENT ON LAST YEAR AS SHE WAS BILLED FOR FULL [illegible] ONLY HAS A CRAWL SPACE.
ALSO SAID THAT SHE CALLED MAINE REVENUE SERVICES IN

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**		
Tree Growth Year	**0**		
FARM LAND YEAR	**0**		
OPEN SPACE YEAR	**0**		
Zone/Land Use	**20 NEQ. WATERSHED**		
Secondary Zone			
Topography			**1 Level**
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	**4 Drilled Well**	**6 Septic System**	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	**1 Paved**		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN			**0**
CONSERV EASE			**0**

Sale Data

Sale Date			**10/02/2020**
Price			**215,000**
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
2011	42,600	109,900	10,000	142,500
2012	42,600	109,900	10,000	142,500
2013	42,600	110,200	10,000	142,800
2014	42,600	110,200	10,000	142,800
2015	42,600	110,200	10,000	142,800
2016	42,600	110,200	15,000	137,800
2017	42,600	110,200	20,000	132,800
2018	42,600	110,200	20,000	132,800
2019	42,600	110,200	20,000	132,800
2020	42,600	110,200	25,000	127,800
2021	42,600	109,900	0	152,500
2022	42,600	109,900	29,760	122,740
2023	53,300	137,300	31,000	159,600
2024	53,300	137,300	31,000	159,600

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	5
23.Deep WF Size A	28	1.50	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 2.50

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-044-B2 | Account 145 | Location 54 HALE POND ROAD | Card 1 Of 1 | 9/25/2024

Building Style **8 Log**		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units **1**		
Other Units **0**		
Stories **2 Two Story**		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls **9 OTHER**		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3-CUSTOM **0**		
OPEN-4-CUSTOM **0**		
Year Built **1999**		
Year Remodeled **0**		
Foundation **1 Concrete**		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **5 Crawl Space**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **9 No Basement**		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

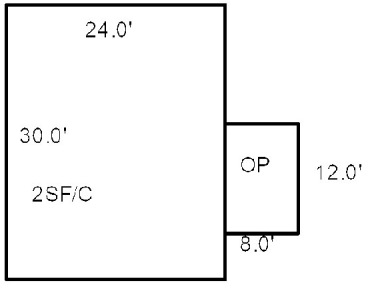
SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
HEARTH **1**		
Heat Type **100%** **8 Floor/Wall Unit**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type **100%** **9 None**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style **2 TYPICAL**		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style **2 TYPICAL**		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms **5**		
# Bedrooms **2**		
# Full Baths **2**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

TRIO Software
A Division of Harris Computer Systems

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **4 Good 95%**		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **720**		
Condition **4 Average**		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good **100%**		
Economic Code **None**		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code **1 Interior Inspect**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code **1 Owner**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

UPPER DECK 6X8

LOWER DECK 6X6



SHED 12X20

Date Inspected 12/05/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1999	240	2 100	3	0 %	100 %	
24 Frame Shed	1999	96	2 100	2	0 %	100 %	
68 Wood Deck	2003	48	3 100	4	0 %	100 %	
68 Wood Deck	2003	36	2 100	2	0 %	100 %	
21 Open Frame	2003	96	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-044-B3 | Account 146 | Location 38 GOLDEN APPLE DRIVE | Card 1 Of 1 | 9/25/2024

SAVAGE, PEGGI LEE
WISCASSET ME 04578 4477

B2099P161

Previous Owner
SAVAGE, GARY A.
SAVAGE, PEGGI LEE

WISCASSET ME 04578 4477
Sale Date: 9/30/2010

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'15 W/ Mrs. add Sunroom as 1sFr.
9/2010-Removed Gary Savage name as he passed away this year.
2011-Per site visit owner stated finished room upstairs over garage, heat included. Added to card. No back deck yet, check in 2012.

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**20 NEQ. WATERSHED**
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 **6 Septic System** **4 Drilled Well**

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

Street **3 Gravel**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date	**10/01/1995**
Price	**25,083**
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	51,000	231,800	0	282,800
2012	51,000	231,800	10,000	272,800
2013	51,000	231,800	10,000	272,800
2014	51,000	231,800	10,000	272,800
2015	51,000	244,600	10,000	285,600
2016	51,000	244,600	15,000	280,600
2017	51,000	244,600	20,000	275,600
2018	51,000	244,600	20,000	275,600
2019	51,000	244,600	20,000	275,600
2020	51,000	244,600	25,000	270,600
2021	51,000	244,600	25,000	270,600
2022	51,000	244,600	24,000	271,600
2023	63,800	305,700	25,000	344,500
2024	63,800	305,700	25,000	344,500

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	5.70	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 6.70

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-044-B3 | Account 146 | Location 38 GOLDEN APPLE DRIVE | Card 1 Of 1 | 9/25/2024

Building Style	**4 Cape Cod**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**5 One & 3/4 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**8 ALUM/VINYL**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**2007**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**1**		
Wet Basement	**1 Dry Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**5**		
# Bedrooms	**3**		
# Full Baths	**2**		
# Half Baths	**1**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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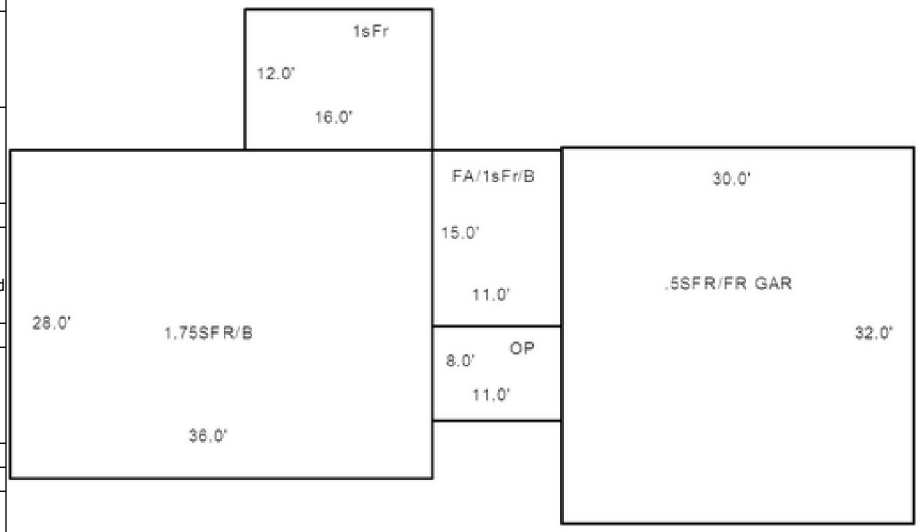
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**4 Good 100%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**1008**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**4 Unoccupied**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**4 Agent**		
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
59 FA/1FA/B	2007	165	4 100	4	0 %	100 %	
91 1S AD/GAR.....	2007	960	4 100	4	0 %	100 %	
21 Open Frame	2007	88	3 100	4	0 %	100 %	
1 ONE STORY	2014	192	9 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-044-C | Account 147 | Location 38 HALE POND ROAD | Card 1 Of 1 | 9/25/2024

PICKERING, WILLIAM H
PICKERING, LORI E
WISCASSET ME 04578

B1584P73

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

Secondary Zone

Topography **1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date

Price

Sale Type

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

Financing

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

Validity

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

Verified

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	40,600	112,400	10,000	143,000
2012	40,600	112,400	10,000	143,000
2013	40,600	112,400	10,000	143,000
2014	40,600	112,400	10,000	143,000
2015	40,600	143,800	10,000	174,400
2016	40,600	143,800	15,000	169,400
2017	40,600	143,800	20,000	164,400
2018	40,600	143,800	20,000	164,400
2019	40,600	143,800	20,000	164,400
2020	40,600	143,800	25,000	159,400
2021	40,600	143,800	25,000	159,400
2022	40,600	143,800	24,000	160,400
2023	50,800	179,800	25,000	205,600
2024	50,800	179,800	25,000	205,600

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

21.HS Size Adj
22.Base Waterfron
23.Deep WF Size A
Acres
24.Base Waterfron
25.Shallow WF Siz
26.Base Water Inf
27.Influence W Si
28.Rear Land 1-10
29.Rear Land 11-2

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
20	1.00		100 %	0
21	1.00		100 %	0
28	0.50		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 1.50

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
'15 Nah add Garage.

WISCASSET

WISCASSET

Map Lot R01-044-C | Account 147 | Location 38 HALE POND ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**2 Ranch**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**1 CLAPBOARD**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1991**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**0**	
Heat Type	**100%**	**1 Hot Water BB**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**5**	
# Bedrooms	**3**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

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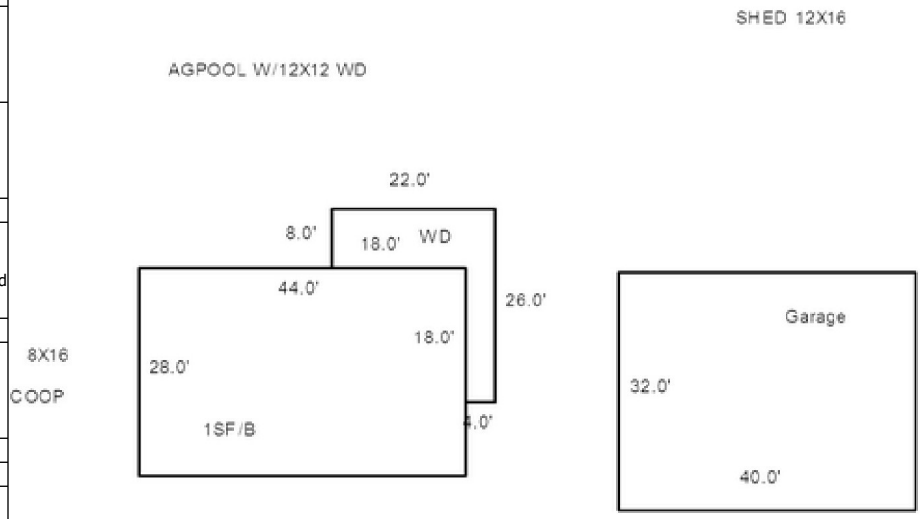
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 105%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1232**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	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	1991	248	0 0	0	0 %	0 %	
68 Wood Deck	2000	144	3 100	4	0 %	100 %	
24 Frame Shed	2006	48	3 100	2	0 %	100 %	
73 AB.GR. POOL.....	0	1	3 100	4	99 %	100 %	
24 Frame Shed	2008	192	3 105	4	0 %	100 %	
23 Frame Garage	2014	1280	9 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-044-D Account 148 Location 524 CROMWELL ROAD Card 1 Of 1 9/25/2024

CROMWELL, MARIAN O
WISCASSET ME 04578

B4393P8

Previous Owner
CROMWELL, JAMES A.

53 SANDERS ROAD
WOOLWICH ME 04579
Sale Date: 4/20/2011

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2000 - SOLD 1.1 ACRES TO LINCOLN ADAMS
2007-RELEASE DEED RECORDED. REMOVED HOMESTEAD AS NO LONGER LIVES IN WISCASSET. DEEDED 1.7 ACRES TO NEW LOT 44/D2 REDUCING THIS LOT TO 18.3 ACRES.
2012-Deeded to Marion Cromwell per divorce. This land now has 27.3 acres as 9 acres was added from lot 44 K for tax purposes only.

WISCASSET

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

Secondary Zone

Topography **1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **4/20/2011**

Price

Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **8 Other Non Valid**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	66,900	103,400	0	170,300
2012	72,800	103,400	10,000	166,200
2013	72,800	103,400	10,000	166,200
2014	72,800	103,400	10,000	166,200
2015	72,800	103,400	10,000	166,200
2016	72,800	103,400	15,000	161,200
2017	72,800	103,400	20,000	156,200
2018	72,800	103,400	20,000	156,200
2019	72,800	103,400	20,000	156,200
2020	72,800	103,400	25,000	151,200
2021	72,800	103,400	25,000	151,200
2022	72,800	103,400	24,000	152,200
2023	90,900	129,200	25,000	195,100
2024	90,900	129,200	25,000	195,100

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	5
23.Deep WF Size A	28	10.00	100	%	0
Acres	29	10.00	100	%	0
24.Base Waterfron	30	6.30	100	%	0
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si					
28.Rear Land 1-10		**Total Acreage**	27.30		
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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-044-D | Account 148 | Location 524 CROMWELL ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**2 Ranch**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**5 T-111**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1989**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**1 Dry Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**360**		
Fin Bsmt Grade	**3 0**		
HEARTH	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**5**		
# Bedrooms	**3**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

TRIO Software
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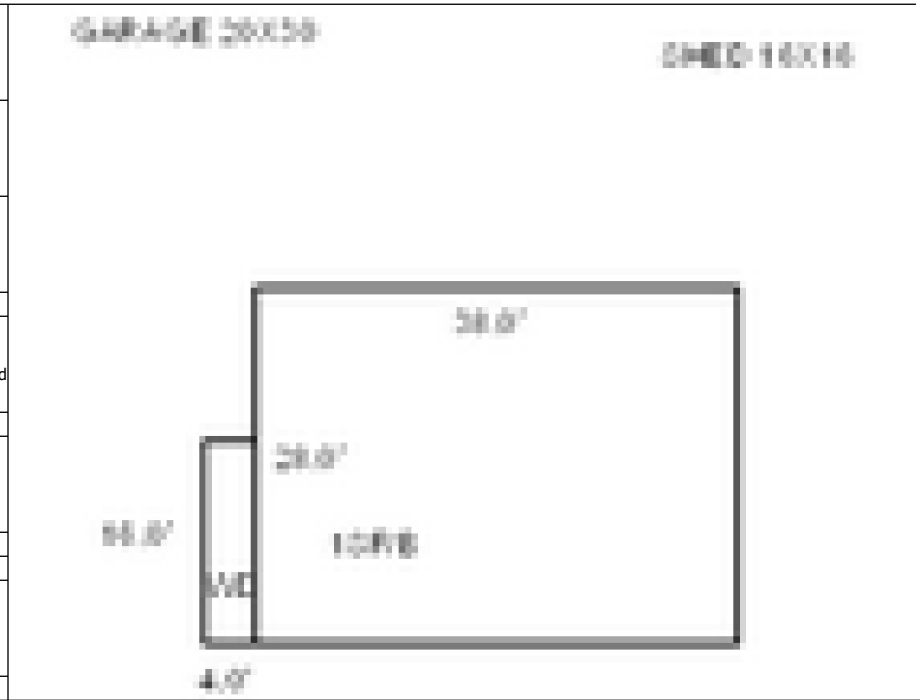
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 105%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**1064**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**5 Estimated**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	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	1989	64	0 0	0	0 %	0 %	
24 Frame Shed	1990	256	3 100	4	0 %	100 %	
23 Frame Garage	1999	600	3 100	4	0 %	95 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R01-044-D1 Account 2184 Location 53 HALE POND ROAD Card 1 Of 1 9/25/2024

BERRY, ELIZABETH A
WISCASSET ME 04578

B3263P64

Previous Owner
ADAMS, DONNA A.

53 HALE POND ROAD
WISCASSET ME 04578
Sale Date: 4/01/2004

Previous Owner
ADAMS, LINCOLN
ADAMS, DONNA

WISCASSET ME 04578

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2003-DIVORCE DECREE LEAVING PROPERTY TO DONNA A. ADAMS (PREVIOUS OWNER: LINCOLN J. & DONNA A. ADAMS) BK2505 PG303 FOR $12,500.
2005-FORMER OWNER: DONNA A. ADAMS BK3254 PG241.

WISCASSET

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

Secondary Zone

Topography **1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **4/01/2004**

Price **98,000**

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
2011	39,600	55,700	10,000	85,300
2012	39,600	55,700	10,000	85,300
2013	39,600	55,700	10,000	85,300
2014	39,600	55,700	10,000	85,300
2015	39,600	55,700	10,000	85,300
2016	39,600	55,700	15,000	80,300
2017	39,600	55,700	20,000	75,300
2018	39,600	55,700	20,000	75,300
2019	39,600	55,700	20,000	75,300
2020	39,600	55,700	25,000	70,300
2021	39,600	55,700	25,000	70,300
2022	39,600	55,700	24,000	71,300
2023	49,500	69,600	25,000	94,100
2024	49,500	69,600	25,000	94,100

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	0.01	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 1.01

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-044-D1 | Account 2184 | Location 53 HALE POND ROAD | Card 1 Of 1 | 9/25/2024

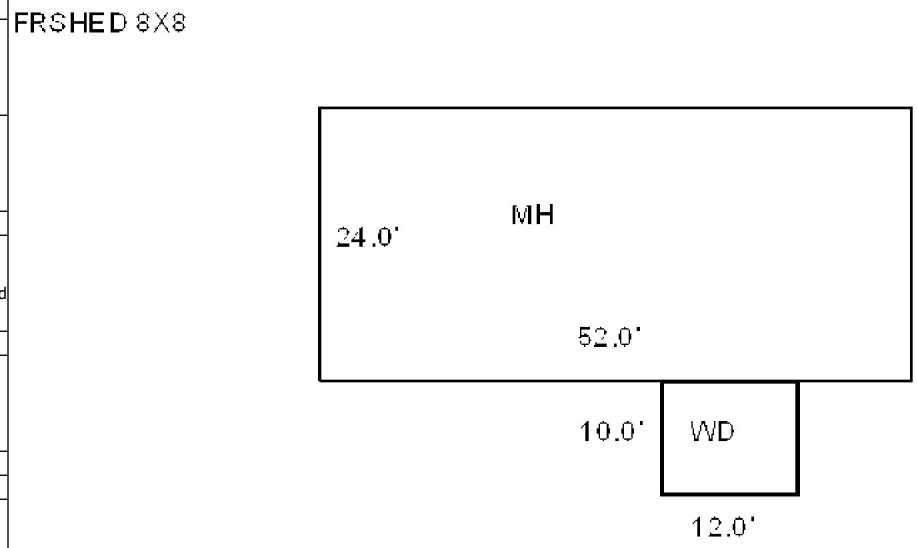
Building Style	**10 Double Wide**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**8 ALUM/VINYL**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**2000**		
Year Remodeled	**0**		
Foundation	**5 Concrete Slab**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**9 No Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**9 No Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**0**		
Heat Type	**100%**	**5 Forced Warm Air**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**5**		
# Bedrooms	**3**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

TRIO Software
A Division of Harris Computer Systems

Layout	**2 Inadequate**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**2 Fair 100%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**1248**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**5 Estimated**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	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
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R01-044-D2 | Account 2483 | Location HALE POND ROAD | Card 1 Of 1 | 9/25/2024

STEVENS, ANDREW
STEVENS, SONYA
99 BATTLE STREET
WEBSTER NH 03303

B3826P92 B3948P264 B5111P29

Previous Owner
LAMB, NEIL W.

331 BUNGANUC ROAD
BRUNSWICK ME 04011
Sale Date: 3/01/2017

Previous Owner
MA-LU CORP.

331 BUNGANUC ROAD
BRUNSWICK ME 04011
Sale Date: 12/21/2007

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2008-PREVIOUS OWNER: MA-LU CORP. WHO BOUGHT 1/5/07 FOR $14,000 IN BK3826 PG92.

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**21 RURAL**
Secondary Zone	
Topography	**1 Level**

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

Utilities

1.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	**3/01/2017**
Price	**11,950**
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 **8 Other Non Valid**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	41,000	0	0	41,000
2012	41,000	0	0	41,000
2013	41,000	0	0	41,000
2014	41,000	0	0	41,000
2015	41,000	0	0	41,000
2016	41,000	0	0	41,000
2017	41,000	0	0	41,000
2018	41,000	0	0	41,000
2019	41,000	0	0	41,000
2020	41,000	0	0	41,000
2021	41,000	0	0	41,000
2022	41,000	0	0	41,000
2023	51,300	0	0	51,300
2024	51,300	0	0	51,300

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	0.70	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 1.70

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-044-D2 | Account 2483 | Location HALE POND ROAD | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	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
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R01-044-E | Account 149 | Location 545 CROMWELL ROAD | Card 1 Of 1 | 9/25/2024

CYR, PETER F
CYR, MICHELINE
545 CROMWELL ROAD
WISCASSET ME 04578

B5515P223

Previous Owner
GORDON, DENNIS H
GORDON, BARBARA A
C/O MICHAEL GORDON
WISCASSET ME 04578
Sale Date: 5/01/2020

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2001- PER DRESDEN SURVEY - ADDED 9.7 AC BACKLAND TO THIS LOT.
2010-SOLD 1.54 ACRES TO LOT 44 E/1
7/15/22 W/MRS. ADD FIN/GAR W/ BATH

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**20 NEQ. WATERSHED**
Secondary Zone	
Topography	**1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date	**5/01/2020**
Price	**342,500**
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
2011	76,700	218,600	10,000	285,300
2012	76,700	218,600	10,000	285,300
2013	76,700	218,600	10,000	285,300
2014	76,700	218,600	10,000	285,300
2015	76,700	218,600	10,000	285,300
2016	76,700	218,600	15,000	280,300
2017	76,700	218,600	20,000	275,300
2018	76,700	218,600	20,000	275,300
2019	76,700	218,600	20,000	275,300
2020	76,700	218,600	25,000	270,300
2021	66,600	218,600	0	285,200
2022	66,600	246,100	24,000	288,700
2023	83,300	307,700	25,000	366,000
2024	83,300	307,700	25,000	366,000

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	10.00	100	%	0
Acres	29	7.00	100	%	0
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si					
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 18.00

Influence Codes

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

WISCASSET

Map Lot R01-044-E | Account 149 | Location 545 CROMWELL ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**5 Colonial**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**2 Two Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**8 ALUM/VINYL**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1993**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
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	**2**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**0**	
Heat Type	**100%**	**1 Hot Water BB**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**6**	
# Bedrooms	**3**	
# Full Baths	**2**	
# Half Baths	**1**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

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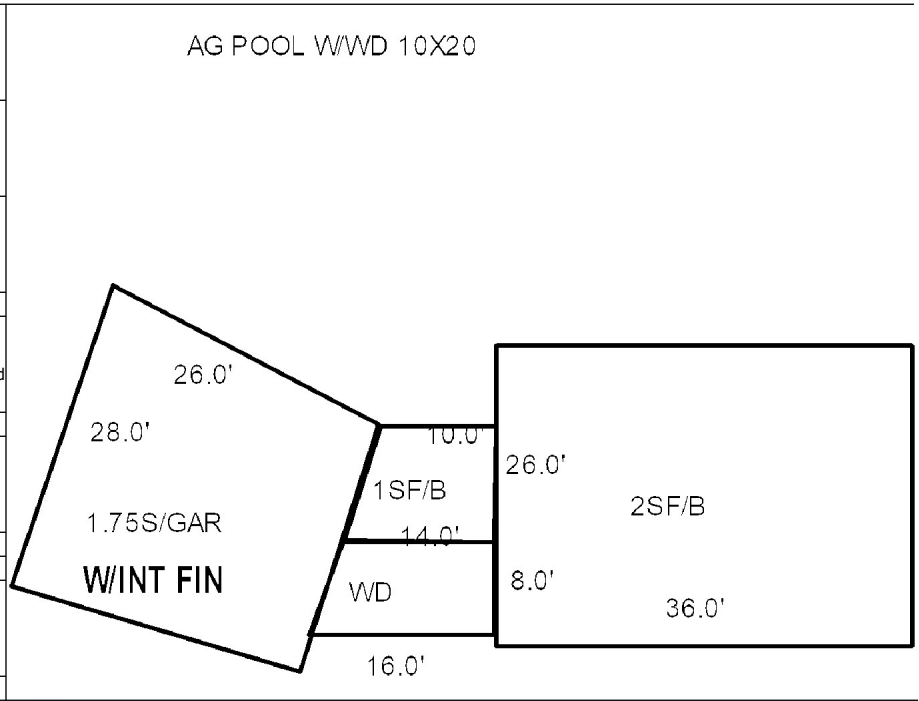
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**4 Good 100%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**936**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**1 Owner**	
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	1993	156	0 0	0	0 %	0 %	
68 Wood Deck	1993	105	0 0	0	0 %	0 %	
78 1.75 ST	1993	728	0 0	0	0 %	0 %	
21 Open Frame	1993	54	0 0	0	0 %	0 %	
73 AB.GR. POOL.....	0	1	3 100	4	99 %	100 %	
68 Wood Deck	1999	32	4 100	4	0 %	100 %	
68 Wood Deck	1999	200	3 100	4	0 %	100 %	
87 FIN APT/1 ST	1993	728	3 100	4	0 %	100 %	
					%	%	
					%	%	

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

Map Lot R01-044-E01 Account 2582 Location 535 CROMWELL ROAD Card 1 Of 1 9/25/2024

GORDON, MATTHEW D J/T
GABRIEL, MARY M
535 CROMWELL ROAD
WISCASSET ME 04578

B4202P7

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **20 NEQ. WATERSHED**

Secondary Zone

Topography **1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **3 Gravel**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **9/17/2009**

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	40,700	120,600	0	161,300
2012	40,700	120,600	0	161,300
2013	40,700	120,600	0	161,300
2014	40,700	120,600	0	161,300
2015	40,700	165,800	0	206,500
2016	40,700	165,800	0	206,500
2017	40,700	165,800	0	206,500
2018	40,700	180,800	0	221,500
2019	40,700	180,800	20,000	201,500
2020	40,700	180,800	25,000	196,500
2021	40,700	180,800	25,000	196,500
2022	40,700	180,800	24,000	197,500
2023	50,900	226,000	25,000	251,900
2024	50,900	226,000	25,000	251,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	0.54	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 1.54

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

08/10/2018 W/ Mr. add garage.
'15 Nah call house complete and add WD & Canopy.

WISCASSET

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Map Lot R01-044-E01 | Account 2582 | Location 535 CROMWELL ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**4 Cape Cod**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**5 One & 3/4 Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**8 ALUM/VINYL**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**2009**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**0**	
Heat Type	**100%**	**1 Hot Water BB**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**7**	
# Bedrooms	**3**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

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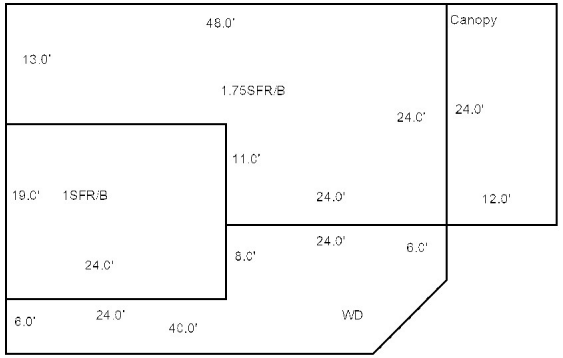
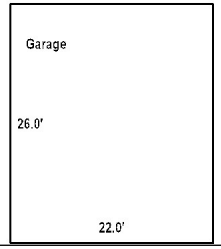
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**4 Good 100%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**888**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**4 Unoccupied**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.





Date Inspected 6/07/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	2009	456	4 100	4	0 %	100 %	
68 Wood Deck	2014	448	9 100	4	0 %	100 %	
61 Canopy	2014				%	%	0
23 Frame Garage	2017	572	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-044E-02 Account 2721 Location OFF CROMWELL ROAD Card 1 Of 1 9/25/2024

GORDON, DENNIS H
C/O MICHAEL GORDON
WISCASSET ME 04578

B2402P124

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR

OPEN SPACE YEAR

Zone/Land Use **20 NEQ. WATERSHED**

Secondary Zone

Topography **2 Rolling**

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

Utilities

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

Street

1.Paved	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
2021	27,200	0	0	27,200
2022	27,200	0	0	27,200
2023	34,000	0	0	34,000
2024	34,000	0	0	34,000

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	28	10.00	100	%	0
22.Base Waterfron	29	7.16	100	%	0
23.Deep WF Size A				%	
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 17.16

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
'21 17.16 ACRES RETAINED FROM LOT 44E

WISCASSET

WISCASSET

Map Lot R01-044E-02 | Account 2721 | Location OFF CROMWELL ROAD | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	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
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R01-044-F1 Account 150 Location 100 HALE POND ROAD Card 1 Of 1 9/25/2024

IRISH, KASEY L
100 HALE POND ROAD
WISCASSET ME 04578

B2622P20 B2889P172 B4829P71 B5028P20

Previous Owner
SMITH, SAMANTHA A.
GREEN, LEE A.
P.O. BOX 812.
WISCASSET ME 04578
Sale Date: 6/30/2016

Previous Owner
CROMWELL, LAURIE M.

100 HALE POND ROAD
WISCASSET ME 04578
Sale Date: 10/17/2014

Previous Owner
CROMWELL, JR., HERBERT B.(ESTATE)
CROMWELL, ANDREW S.

WOOLWICH ME 04579

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'16 Per review combine lot (1 acre) back in with this lot. Should not have been seperated.
'15 SALE OF THIS LOT TO NEW OWNER MEANS OLD LOT F IS TO BE ASSESSED AGAIN TO NEW OWNERS (1.00 ACRE) 2001-SPLIT 1.4 ACRES TO LOT 44F/1 2002-HERBERT DECEASED 9/30/01 SEND BILL TO ANDREW S. CROMWELL 151 HUNNEWELL LANE WOOLWICH, ME 04579.ALSO LISTED ON PROBATE DEED: LAURIE M. CROMWELL, HOLLY A. CROMWELL, JULIE CROMWELL. PREVIOUS BK1917 PG32 [illegible] IN 2002
2003-ADDED PER DEED 26 AC AND CHANGED LAND TO

WISCASSET

Property Data

Neighborhood	103 RURAL WEST
Tree Growth Year	0
FARM LAND YEAR	0
OPEN SPACE YEAR	0
Zone/Land Use	20 NEQ. WATERSHED
Secondary Zone	
Topography	1 Level

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

Utilities	4 Drilled Well	6 Septic System

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

Street	1 Paved	

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

TREE GROWTH PLAN	0
CONSERV EASE	0

Sale Data

Sale Date	6/30/2016
Price	78,000
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
2011	42,300	54,800	0	97,100
2012	42,300	54,800	0	97,100
2013	42,300	54,800	0	97,100
2014	42,300	54,800	0	97,100
2015	40,300	54,800	0	95,100
2016	42,300	54,800	0	97,100
2017	42,300	54,800	0	97,100
2018	42,300	54,800	0	97,100
2019	42,300	54,800	8,000	89,100
2020	42,300	54,800	4,000	93,100
2021	42,300	54,800	4,000	93,100
2022	42,300	54,800	3,840	93,260
2023	52,900	68,500	4,000	117,400
2024	52,900	68,500	4,000	117,400

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	1.37	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 2.37

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-044-F1 | Account 150 | Location 100 HALE POND ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**10 Double Wide**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**8 ALUM/VINYL**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**2000**		
Year Remodeled	**0**		
Foundation	**5 Concrete Slab**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**9 No Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**9 No Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**0**		
Heat Type	**100%**	**8 Floor/Wall Unit**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**5**		
# Bedrooms	**3**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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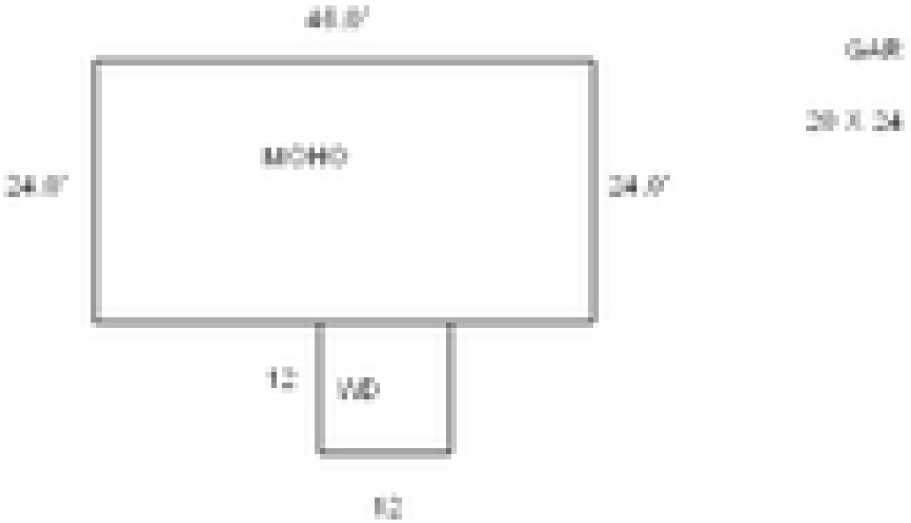
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**4 Minimal**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**2 Fair 100%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**1104**		
Condition	**3 Below Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**4 Unoccupied**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	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
23 Frame Garage	2002	480	3 100	4	0 %	100 %	
68 Wood Deck	2002	144	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-044-F2 Account 2281 Location 104 HALE POND ROAD Card 1 Of 1 9/25/2024

HATHEWAY, LEO J
WISCASSET ME 04578

B4681P226 B6020P298

Previous Owner
FEDERAL HOME LOAN MORTGAGE CORPORATION
C/O LEO J. HATHEWAY
104 HALE POND ROAD
WISCASSET ME 04578
Sale Date: 6/26/2013

Previous Owner
HARRINGTON, FRANK E. (HEIRS)
HARRINGTON, ANNE M. P.R.
C/O ANNE M. HARRINGTON
MELROSE MA 02176 3122
Sale Date: 10/19/2012

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

11/12/03 - CHANGED ADDRESS FROM 38 STAVELEY STREET LOWELL MASS 01852 TO 104 HALE POND ROAD
2003-TAXED FOR 21.30 AC AND SHOULD HAVE BEEN 2.13 AC - ABATED THE DIFFERENCE
01/23/2004-SUPPLEMENTAL SENT FOR HOUSE FROM LOT 44F - ORIGINALLY SENT TO ANDREW CROMWELL.
03/29/2004-REVISITED THE DEEDS AND DISCOVERED THAT MR. HARRINGTON OWNS THE HOUSE AND 2.39 AC PER THE DEED.
2010 Property Owner passed away 2/6/08. BK2896 PG163.
Notice of court appointment to Anne M. Harrington 8/24/2010

WISCASSET

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **20 NEQ. WATERSHED**

Secondary Zone

Topography **1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **6/26/2013**

Price **48,000**

Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **9 Foreclosure**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	42,400	62,300	0	104,700
2012	42,400	62,300	0	104,700
2013	42,400	62,300	0	104,700
2014	42,400	62,300	6,000	98,700
2015	42,400	62,300	16,000	88,700
2016	42,400	62,300	21,000	83,700
2017	42,400	62,300	26,000	78,700
2018	42,400	62,300	26,000	78,700
2019	42,400	62,300	26,000	78,700
2020	42,400	62,300	31,000	73,700
2021	42,400	62,300	31,000	73,700
2022	42,400	62,300	29,760	74,940
2023	53,000	77,800	31,000	99,800
2024	53,000	77,800	31,000	99,800

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	1.39	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 2.39

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-044-F2 | Account 2281 | Location 104 HALE POND ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**2 Ranch**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**7 NOVELTY**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1993**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**5 Crawl Space**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**9 No Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**0**		
Heat Type	**100%**	**5 Forced Warm Air**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**3**		
# Bedrooms	**1**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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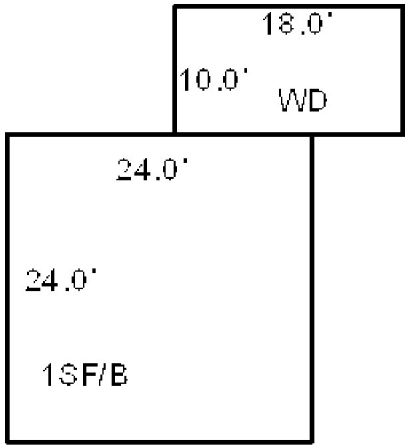
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 100%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**576**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**5 Estimated**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**5 Estimate**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



GARAGE 20X34

Date Inspected 12/05/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1993	180	0 0	0	0 %	100 %	
23 Frame Garage	1993	600	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-044-G | Account 151 | Location 99 HALE POND ROAD | Card 1 Of 1 | 9/25/2024

THAYER, COLBY A
WISCASSET ME 04578 9503

B1917P34

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**20 NEQ. WATERSHED**
Secondary Zone	
Topography	**1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date	
Price	

Sale Type

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

Financing

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

Validity

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

Verified

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	68,600	89,000	10,000	147,600
2012	68,600	89,000	10,000	147,600
2013	68,600	89,000	10,000	147,600
2014	68,600	89,000	10,000	147,600
2015	68,600	89,000	10,000	147,600
2016	68,600	89,000	15,000	142,600
2017	68,600	89,000	20,000	137,600
2018	68,600	89,000	20,000	137,600
2019	68,600	89,000	20,000	137,600
2020	68,600	89,000	25,000	132,600
2021	68,600	89,000	25,000	132,600
2022	68,600	89,000	24,000	133,600
2023	85,800	111,300	25,000	172,100
2024	85,800	111,300	25,000	172,100

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	10.00	100	%	0
Acres	29	9.00	100	%	0
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si					
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 20.00

Influence Codes

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

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Dwlg burned 4/07
2008-Removed temporary mobile home and new house built.

WISCASSET

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Map Lot R01-044-G | Account 151 | Location 99 HALE POND ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**2 Ranch**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**8 ALUM/VINYL**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**2007**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**1 Dry Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**4**		
# Bedrooms	**2**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**4 Good 100%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**896**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**5 Estimated**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	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
24 Frame Shed	1996	140	1 100	1	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-044-H | Account 152 | Location 160 HALE POND ROAD | Card 1 Of 1 | 9/25/2024

WIRICK, WENONAH M J/T
ANDREI, JOSHUA C
WISCASSET ME 04578 4445

B3607P191

Previous Owner
HIBL, RICHARD
HIBL, MARIE E.

WISCASSET ME 04578
Sale Date: 12/08/2005

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2001-DRESDEN SURVEY - ADDED 6.2 AC TO BACKLAND.
2006-PREVIOUS OWNER: RICHARD & MARIE HIBL BK 2004 PG 10. BOUGHT IN 1994 FOR $20.000.
6-7-10: No pool yet; just pit in earth.

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**20 NEQ. WATERSHED**
Secondary Zone	
Topography	**2 Rolling**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date	**12/08/2005**
Price	**236,900**
Sale Type	**2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **1 Arms Length Sale**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	59,100	168,300	10,000	217,400
2012	59,100	168,300	10,000	217,400
2013	59,100	168,300	10,000	217,400
2014	59,100	168,300	10,000	217,400
2015	59,100	168,300	10,000	217,400
2016	59,100	168,300	15,000	212,400
2017	59,100	168,300	20,000	207,400
2018	59,100	168,300	20,000	207,400
2019	59,100	168,300	20,000	207,400
2020	59,100	168,300	25,000	202,400
2021	59,100	168,300	25,000	202,400
2022	59,100	168,300	24,000	203,400
2023	73,900	210,400	25,000	259,300
2024	73,900	210,400	25,000	259,300

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	90	%	3
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	10.00	100	%	0
Acres	30	6.20	100	%	0
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si					
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 17.20

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-044-H | Account 152 | Location 160 HALE POND ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**2 Ranch**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**8 ALUM/VINYL**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1996**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**1 Dry Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**1120**		
Fin Bsmt Grade	**3 100**		
HEARTH	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**5**		
# Bedrooms	**1**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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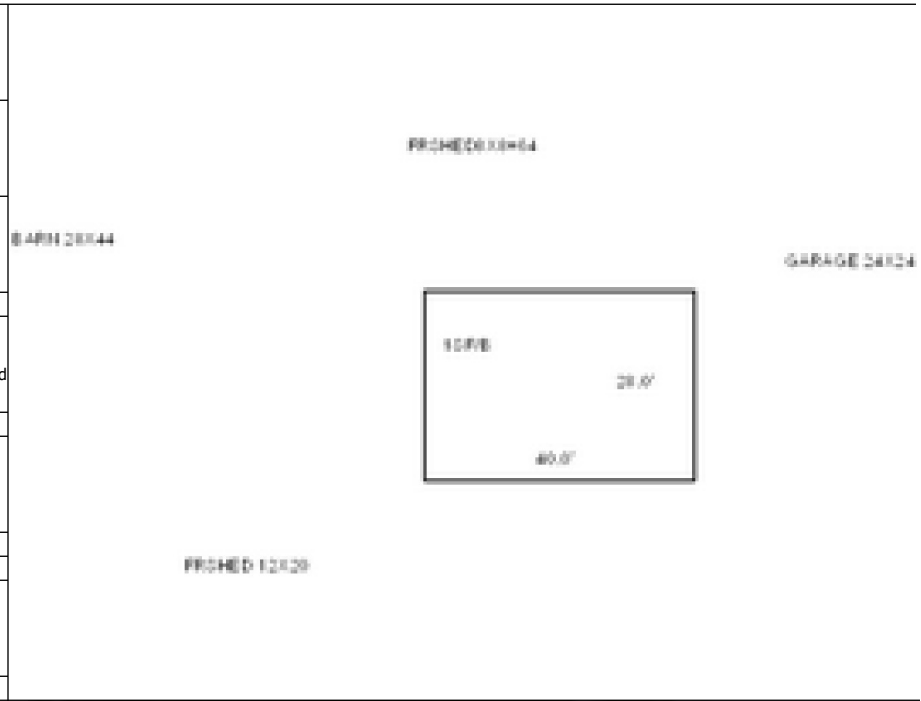
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 100%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**1120**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**5 Estimated**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	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
23 Frame Garage	1990	576	3 100	3	0 %	100 %	
24 Frame Shed	1996	288	2 100	3	0 %	100 %	
24 Frame Shed	1996	64	2 100	3	0 %	100 %	
157 1.50 ST	1999	1232	3 100	3	0 %	50 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-044-J | Account 153 | Location 157 HALE POND ROAD | Card 1 Of 1 | 9/25/2024

LANGLEY, CURRIER
157 HALE POND ROAD
WISCASSET ME 04578

B2048P329 B5399P77

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**20 NEQ. WATERSHED**
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	**5 Private**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date	**3/01/1995**
Price	**30,400**
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
2011	71,000	0	0	71,000
2012	71,000	0	0	71,000
2013	71,000	0	0	71,000
2014	71,000	0	0	71,000
2015	71,000	0	0	71,000
2016	71,000	0	0	71,000
2017	71,000	0	0	71,000
2018	71,000	0	0	71,000
2019	71,000	0	0	71,000
2020	71,000	0	0	71,000
2021	71,000	0	0	71,000
2022	71,000	0	0	71,000
2023	85,700	0	0	85,700
2024	83,600	0	0	83,600

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	28	10.00	100	%	0
22.Base Waterfron	29	7.30	100	%	0
23.Deep WF Size A	20	1.00	100	%	0
Acres	21	1.00	100	%	0
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si					
28.Rear Land 1-10		**Total Acreage**	18.30		
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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'24 1.67 ACRES TO NEW LOT 44J-2
'23 2.45 ACRES TO NEW LOT 44-U.
2001-ADDED 5.2 BACKLAND PER DRESDEN SURVEY
11/01/02-MR. LANGLEY CAME IN TO SAY HIS LAND VALUE HAS INCREASED AND WANTED TO KNOW WHY. HE IS BEING TAXED FOR 23.2 ACRES AND SAID HE HAS 20. HE WAS GIVEN AN ABATMENT FORM AND HE SAID HE WOULD BRING IN HIS DEED AND SURVEY IN ORDER TO BE PLOTTED CORRECTLY. HE ALSO QUESTIONED WHY IF WE ARE [illegible] A HOUSE LOT COULDN'T HE GET A HOMESTEAD EXEMPTION HERE. HIS HOUSE IS IN DRESDEN

WISCASSET

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Map Lot R01-044-J | Account 153 | Location 157 HALE POND ROAD | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **4 Unoccupied**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	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
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R01-044-J1 Account 2282 Location 133 HALE POND ROAD Card 1 Of 1 9/25/2024

MURRAY, WENDY L J/T
MURRAY, BRIAN C
WISCASSET ME 04578

B3437P240 B3909P111

Previous Owner
ALLEN, WENDY L. J/T
PITCHER, WALDO L.

WISCASSET ME 04578
Sale Date: 1/21/2005

Previous Owner
ALLEN, WENDY L.

133 HALE POND ROAD
WISCASSET ME 04578
Sale Date: 5/13/2002

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2005-FORMER OWNER WALDO L PITCHER & WENDY L. ALLEN BK2852 PG265 AND BK3437 PG240 - $15,000. 1 ACRE NO ROAD FRONTAGE SHARES ROW.
2008-DEED PREPARED CREATING JOINT TENANCY AND NAME CHANGE.

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**	
Tree Growth Year	**0**	
FARM LAND YEAR	**0**	
OPEN SPACE YEAR	**0**	
Zone/Land Use	**20 NEQ. WATERSHED**	
Secondary Zone		
Topography	**2 Rolling**	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities	**4 Drilled Well**	**6 Septic System**
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street	**3 Gravel**	
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN	**0**	
CONSERV EASE	**0**	

Sale Data

Sale Date	**5/13/2002**	
Price	**15,000**	
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	**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	39,800	91,500	10,000	121,300
2012	39,800	91,500	10,000	121,300
2013	39,800	91,500	10,000	121,300
2014	39,800	91,500	10,000	121,300
2015	39,800	91,500	10,000	121,300
2016	39,800	91,500	15,000	116,300
2017	39,800	91,500	20,000	111,300
2018	39,800	91,500	20,000	111,300
2019	39,800	91,500	20,000	111,300
2020	39,800	91,500	25,000	106,300
2021	39,800	91,500	25,000	106,300
2022	39,800	91,500	24,000	107,300
2023	49,700	114,400	25,000	139,100
2024	49,700	114,400	25,000	139,100

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	0.08	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 1.08

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

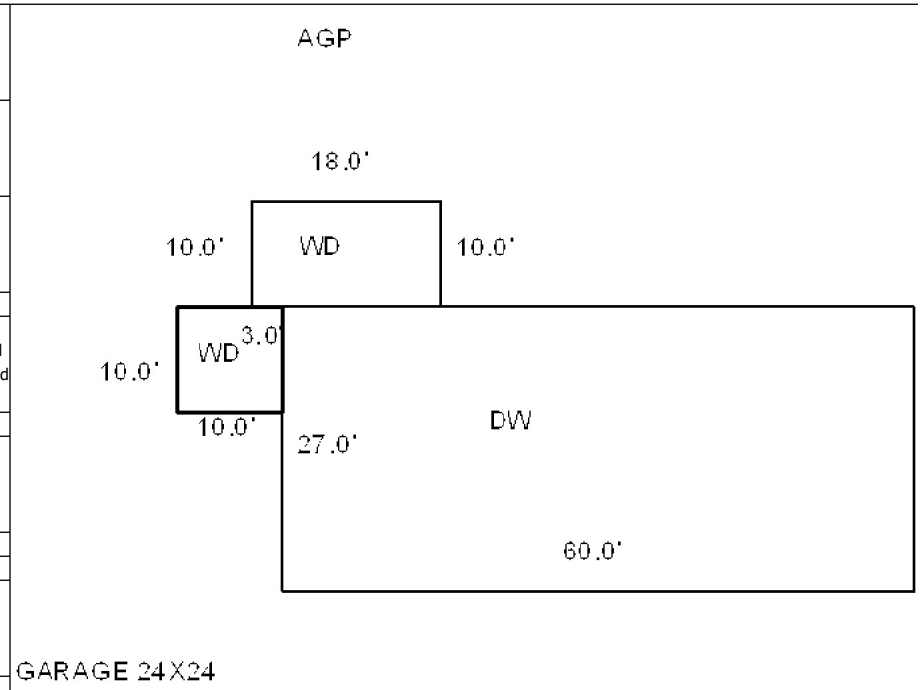
Map Lot R01-044-J1 | Account 2282 | Location 133 HALE POND ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**10 Double Wide**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**8 ALUM/VINYL**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**2 Slate Roofing**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**2002**	
Year Remodeled	**0**	
Foundation	**5 Concrete Slab**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**0**	
Heat Type	**100%**	**5 Forced Warm Air**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**5**	
# Bedrooms	**3**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

TRIO Software
A Division of Harris Computer Systems

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**4 Minimal**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 100%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1620**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 3/24/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	2002	576	3 100	4	0 %	100 %	
68 Wood Deck	2002	100	3 100	4	0 %	100 %	
73 AB.GR. POOL.....	0	1	3 100	4	99 %	100 %	
68 Wood Deck	2003	180	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-044-J-2 Account 2796 Location 139 HALE POND ROAD Card 1 Of 1 9/25/2024

TURNER, PETER A
TURNER, CARMEN L
106 MAIN STREET
WISCASSET ME 04578

B6049P225

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR

OPEN SPACE YEAR

Zone/Land Use **20 NEQ. WATERSHED**

Secondary Zone

Topography **2 Rolling**

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

Utilities

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

Street **5 Private**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **10/18/2023**

Price **47,500**

Sale Type **1 Land Only**

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

Financing **9 Unknown**

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

Validity **1 Arms Length Sale**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2024	51,200	0	0	51,200

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'24 1.67 ACRES FROM LOT 44-J.

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	0.67	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 1.67

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

WISCASSET

Map Lot R01-044-J-2 | Account 2796 | Location 139 HALE POND ROAD | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

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Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	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
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R01-044-K | Account 154 | Location HALE POND ROAD | Card 1 Of 1 | 9/25/2024

CROMWELL, MARIAN O
WISCASSET ME 04578

B4393P8 B5399P78

Previous Owner
CROMWELL, JAMES A.

53 SANDERS ROAD
WOOLWICH ME 04579
Sale Date: 4/20/2011

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

NO ACCESS.
2012-Property to Marion Cromwell per divorce. This property, 9 acres, was combined with lot 44D, for tax purposes.

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**20 NEQ. WATERSHED**
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	**9 No Street**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date	**4/20/2011**
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	**8 Other Non Valid**

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

Verified	**5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	55,600	0	0	55,600
2012	0	0	0	0
2013	0	0	0	0
2014	0	0	0	0
2015	0	0	0	0
2016	0	0	0	0
2017	0	0	0	0
2018	0	0	0	0
2019	0	0	0	0
2020	0	0	0	0
2021	0	0	0	0
2022	0	0	0	0
2023	0	0	0	0
2024	0	0	0	0

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	0.00	100	%	0
22.Base Waterfron	21	0.00	100	%	0
23.Deep WF Size A	28	0.00	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 0.00

Influence Codes

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

WISCASSET

Map Lot R01-044-K | Account 154 | Location HALE POND ROAD | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
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Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **4 Unoccupied**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	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
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R01-044-L Account 155 Location 52 INDIAN ROAD Card 1 Of 1 9/25/2024

JAMES, DONALD
WISCASSET ME 04578

B2226P141 B3958P66 B4126P259

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**20 NEQ. WATERSHED**
Secondary Zone	
Topography	**2 Rolling**

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

Utilities	**4 Drilled Well**	**6 Septic System**

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

Street	**1 Paved**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date	
Price	
Sale Type	

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

Financing

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

Validity

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

Verified

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	41,000	203,000	10,000	234,000
2012	41,000	203,000	10,000	234,000
2013	41,000	203,000	10,000	234,000
2014	41,000	203,000	10,000	234,000
2015	41,000	203,000	10,000	234,000
2016	41,000	203,000	15,000	229,000
2017	41,000	203,000	20,000	224,000
2018	41,000	203,000	20,000	224,000
2019	41,000	203,000	20,000	224,000
2020	41,000	203,000	25,000	219,000
2021	41,000	203,000	25,000	219,000
2022	41,000	203,000	24,000	220,000
2023	51,300	253,800	25,000	280,100
2024	51,300	253,800	25,000	280,100

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	0.70	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 1.70

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2002-HOUSE COMPLETED.
2008-DIVORCE DECREE AWARDED THIS PROPERTY TO DONALD JAMES, BK2226 PG141 AND BK3958 PG66.

WISCASSET

WISCASSET

Map Lot R01-044-L | Account 155 | Location 52 INDIAN ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**5 Colonial**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**6 Two & 1/2 Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**8 ALUM/VINYL**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1999**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**0**	
Heat Type	**100%**	**1 Hot Water BB**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**100%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**8**	
# Bedrooms	**3**	
# Full Baths	**2**	
# Half Baths	**1**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

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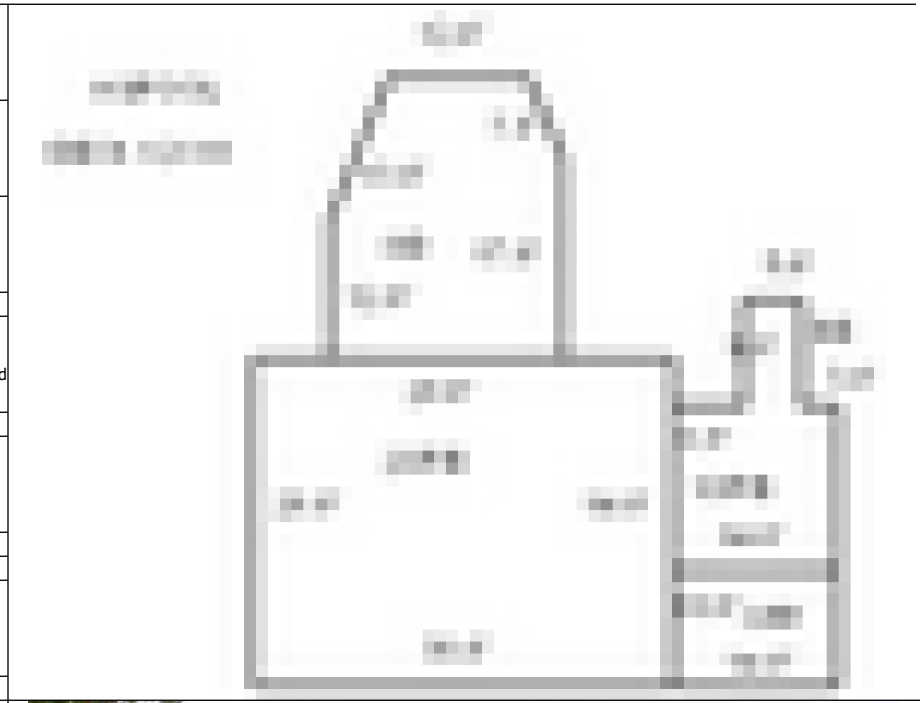
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**4 Good 100%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1008**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 3/30/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	1999	140	4 100	4	0 %	100 %	
73 AB.GR. POOL.....	1999	1	3 100	4	99 %	100 %	
90 BSMT ENTRY.....	1999	45	4 100	4	0 %	100 %	
68 Wood Deck	1999	120	3 100	4	0 %	100 %	
11 1	1999	196	4 100	4	0 %	100 %	
68 Wood Deck	2006	440	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-044-M | Account 2279 | Location 130 HALE POND ROAD | Card 1 Of 1 | 9/25/2024

PHELPS, LAURA L J/T
ORR, IAIN
WISCASSET ME 04578

B2850P66 B4512P227

Previous Owner
PHELPS, HUGH M. J/T
PHELPS, NORMA J.
C/O LAURA L. PHELPS & IAIN ORR
WISCASSET ME 04578
Sale Date: 4/13/2012

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

9/12/24 NAH, ADD NEW WD
'21 Per written request combine lot 44-Q(34.83 acres) with this lot.
2013-Former owner: Hugh & Norma Phelps BK2850 PG66, bought land for $52,500 and then built house. Now selling to daughter and husband, who have been living in this home for the past 10 years.

WISCASSET

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **12 SHORE STREAM PRO**

Secondary Zone **20 NW**

Topography **2 Rolling**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **3 Gravel**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **4/13/2012**

Price

Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **2 Related Parties**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	76,200	366,500	0	442,700
2012	76,200	366,500	0	442,700
2013	76,200	366,500	10,000	432,700
2014	76,200	366,500	10,000	432,700
2015	76,200	366,500	10,000	432,700
2016	76,200	366,500	15,000	427,700
2017	76,200	366,500	20,000	422,700
2018	76,200	366,500	20,000	422,700
2019	76,200	366,500	20,000	422,700
2020	76,200	366,500	25,000	417,700
2021	93,600	366,500	25,000	435,100
2022	93,600	366,500	24,000	436,100
2023	117,000	458,200	25,000	550,200
2024	117,000	464,500	25,000	556,500

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	10.00	100	%	0
Acres	29	10.00	100	%	0
24.Base Waterfron	30	48.03	100	%	0
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si					
28.Rear Land 1-10		**Total Acreage**	69.03		
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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

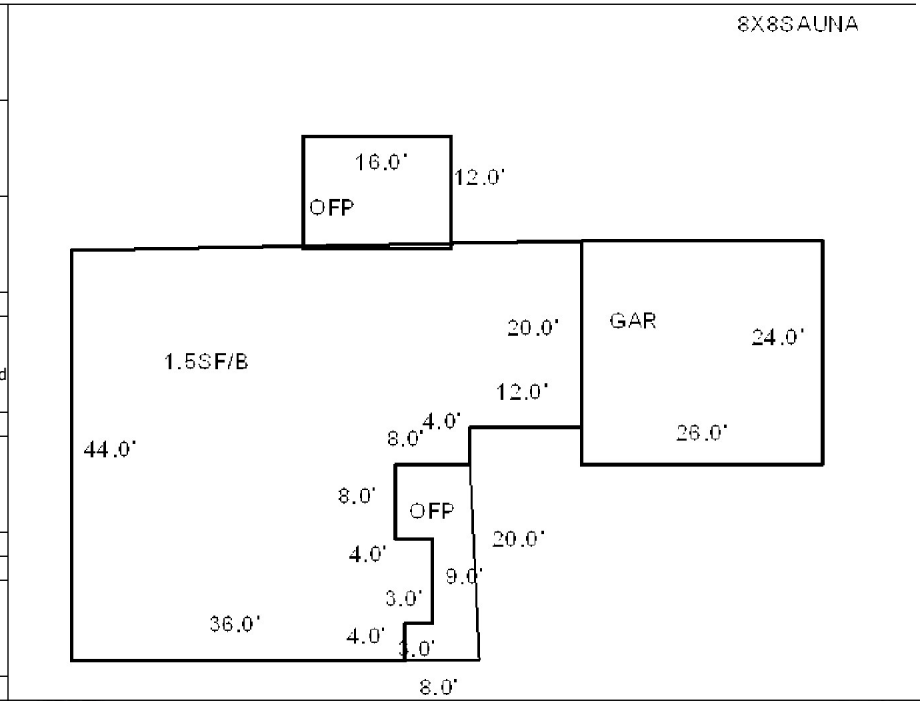
Map Lot R01-044-M | Account 2279 | Location 130 HALE POND ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**7 Modern/Contemp.**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**2 Two Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**3 COMPOSITION**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**2003**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**1 Dry Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**9**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**100%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**1 GOOD**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**7**		
# Bedrooms	**3**		
# Full Baths	**2**		
# Half Baths	**1**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

TRIO Software
A Division of Harris Computer Systems

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**4 Good 110%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**2043**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**1 Interior Inspect**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 3/29/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	2003	624	4 110	4	0 %	100 %	
21 Open Frame	2003	133	4 110	4	0 %	100 %	
21 Open Frame	2003	192	4 110	4	0 %	100 %	
24 Frame Shed	2005	64	3 100	4	0 %	100 %	
68 Wood Deck	2023	528	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-044-N | Account 2280 | Location 154 HALE POND ROAD | Card 1 Of 1 | 9/25/2024

PHELPS, HUGH M J/T
PHELPS, NORMA J
30 SYCAMORE DRIVE
TOPSHAM ME 04086

B2882P244

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **12 SHORE STREAM PRO**

Secondary Zone **20 NW**

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 **3 Gravel**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **6/28/2002**

Price **169,000**

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
2011	70,300	61,300	0	131,600
2012	70,300	61,300	0	131,600
2013	70,300	61,300	0	131,600
2014	70,300	61,300	0	131,600
2015	70,300	61,300	0	131,600
2016	70,300	61,300	0	131,600
2017	70,300	61,300	0	131,600
2018	70,300	61,300	0	131,600
2019	70,300	61,300	0	131,600
2020	70,300	61,300	0	131,600
2021	70,300	61,300	0	131,600
2022	70,300	61,300	0	131,600
2023	87,900	76,700	0	164,600
2024	87,900	76,700	0	164,600

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	10.00	100	%	0
Acres	29	10.70	100	%	0
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si					
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 21.70

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2005-THIS PROPERTY HAS THE BARN ON IT THAT USED TO BELONG TO FRANCIS CROMWELL. WAS NEVER ON THIS RECORD - ADDED THIS YEAR.

WISCASSET

WISCASSET

Map Lot R01-044-N | Account 2280 | Location 154 HALE POND ROAD | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **100%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	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

BARN 1.75SF 36X80

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
65 Barn 1S	1980	2880	4 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-044-S | Account 2598 | Location 101 BROOK ROAD | Card 1 Of 1 | 9/25/2024

MORRISON, CHRISTOPHER G
WISCASSET ME 04578

B4329P139

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**12 SHORE STREAM PRO**
Secondary Zone	**20 NW**
Topography	**1 Level**

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

Utilities **9 NoWater/NoSewer**

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

Street **1 Paved**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date	**10/13/2010**
Price	**75,000**

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
2011	62,700	0	0	62,700
2012	62,700	19,900	0	82,600
2013	62,700	19,900	0	82,600
2014	62,700	19,900	0	82,600
2015	62,700	19,900	0	82,600
2016	62,700	19,900	15,000	67,600
2017	43,900	19,900	20,000	43,800
2018	43,900	19,900	20,000	43,800
2019	43,900	19,900	20,000	43,800
2020	43,900	19,900	25,000	38,800
2021	43,900	19,900	25,000	38,800
2022	43,900	19,900	24,000	39,800
2023	54,800	24,900	25,000	54,700
2024	54,800	24,900	25,000	54,700

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	34	13.13	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 14.13

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'17 entered Farmland.
5/18/2012-This account now has the garage on it originally taxed to Mrs. Cromwell. Abatement done for Mrs. Cromwell.

WISCASSET

WISCASSET

Map Lot R01-044-S | Account 2598 | Location 101 BROOK ROAD | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **100%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

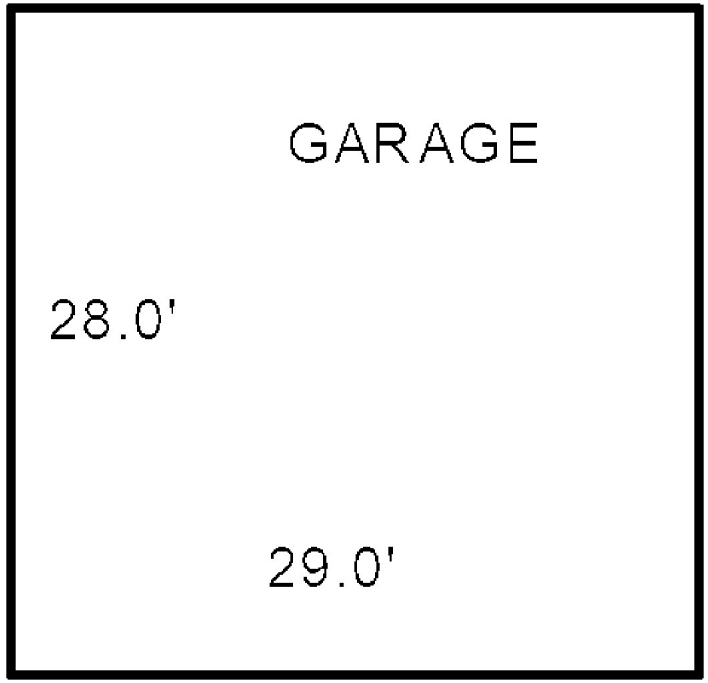
Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	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
23 Frame Garage	2005	812	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-044-T | Account 2624 | Location BROOK ROAD | Card 1 Of 1 | 9/25/2024

MORRISON, CHRISTOPHER G
101 BROOK RD
WISCASSET ME 04578
USA

B6076P32

Previous Owner
MORRISON, MALCOM GEORGE
MORRISON, JENNIFER
7 EMPRESS COURT
MORECAMBE LA45AN
Sale Date: 12/18/2023

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
'24 Contiguous rear land no base lot designated.

WISCASSET

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **12 SHORE STREAM PRO**

Secondary Zone

Topography **2 Rolling**

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

Utilities

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

Street **3 Gravel**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **12/18/2023**

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
2016	60,600	0	0	60,600
2017	60,600	0	0	60,600
2018	60,600	0	0	60,600
2019	60,600	0	0	60,600
2020	60,600	0	0	60,600
2021	60,600	0	0	60,600
2022	60,600	0	0	60,600
2023	75,800	0	0	75,800
2024	7,500	0	0	7,500

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	30	12.00		100 %	0
22.Base Waterfron				%	
23.Deep WF Size A				%	
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 12.00

Influence Codes

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

WISCASSET

Map Lot R01-044-T | Account 2624 | Location BROOK ROAD | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **100%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	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
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R01-044-U | Account 2759 | Location 129 HALE POND ROAD | Card 1 Of 1 | 9/25/2024

LEGER, STEVEN P
LEGER, LISA A
294 LEICESTER STREET
AUBURN MA 01501

B5878P81

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR

OPEN SPACE YEAR

Zone/Land Use **20 NEQ. WATERSHED**

Secondary Zone

Topography **2 Rolling**

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

Utilities

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

Street **5 Private**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **4/29/2022**

Price **41,500**

Sale Type **1 Land Only**

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

Financing **9 Unknown**

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

Validity **1 Arms Length Sale**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2023	53,100	2,300	0	55,400
2024	53,100	101,200	0	154,300

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	1.45	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 2.45

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

9/12/24 NAH. M&L NEW HOUSE, EST COMP BEFORE 4/1/24. +MVR
5/30/23 NO ONE AROUND- ADD SHED.
'23 2.45 ACRES FROM LOT 44-J

WISCASSET

WISCASSET

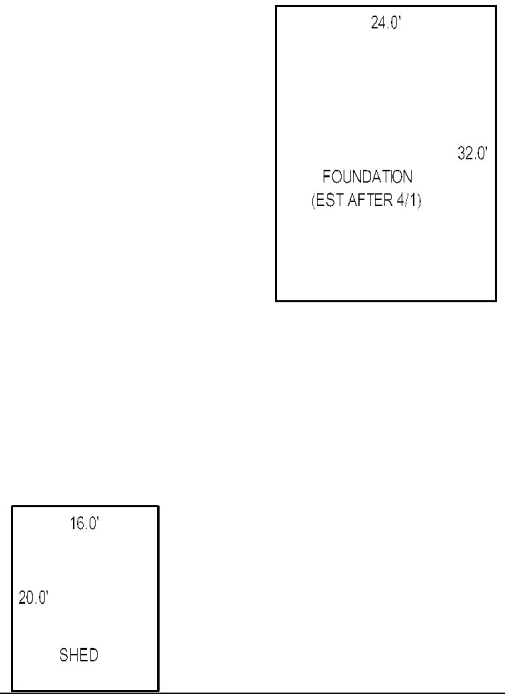
Map Lot R01-044-U | Account 2759 | Location 129 HALE POND ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**1 Conventional**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**2 WOOD SHINGLE**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**2023**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
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	**9 No Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**0**		
# Bedrooms	**0**		
# Full Baths	**1**		
# Half Baths	**1**		
# Addn Fixtures	**1**		
# Fireplaces	**0**		

TRIO Software
A Division of Harris Computer Systems

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**4 Full Finished**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 100%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**768**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**0**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	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
24 Frame Shed	2022	320	3 100	4	0 %	100 %	
21 Open Frame	2023	192	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-045-A | Account 156 | Location 136 INDIAN ROAD | Card 1 Of 1 | 9/25/2024

STEPHENS, RYAN
DALOSSI-STEPHENS, NAYARA
136 INDIAN ROAD
WISCASSET ME 04578

B5923P8

Previous Owner
THIBEAULT, VINCENT J/T
THIBEAULT, SALLY

WISCASSET ME 04578
Sale Date: 8/19/2022

Previous Owner
THIBEAULT, THOMAS JOSEPH PAUL J/T
THIBEAULT, PATRICIA FAYE

WISCASSET ME 04578
Sale Date: 5/17/2005

Previous Owner
THIBEAULT, THOMAS J. & PATRICIA F. J/T
THIBEAULT, VINCENT & SALLY

WISCASSET ME 04578
Sale Date: 4/11/2005

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

FORMER OWNER: CHRISTOPHER & LORI PHELPS BK2482 PG0321
2003-FORMER OWNER: REBECCA E. LAPORTE BK2626 PG19
2006-FORMER OWNER: THOMAS & PATRICIA THIBEAULT PURCHASED FOR $144,000 IN 6/2002 THEN SOLD TO CHILD.
6-7-10: 3/4 Story over garage - Interior 70% sheetrocked, lacks flooring. Exterior working on now; 2 sides still lack siding; expects exterior complete in July and Interior in Aug. 2011-90% done, check in 2012.
WISCASSET
2012 Combined R01-45B to this lot for tax purposes only, making 5.9 total acres

Property Data

Neighborhood	103 RURAL WEST
Tree Growth Year	0
FARM LAND YEAR	0
OPEN SPACE YEAR	0
Zone/Land Use	20 NEQ. WATERSHED
Secondary Zone	
Topography	2 Rolling

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

Utilities	4 Drilled Well	6 Septic System

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

Street	1 Paved	

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

TREE GROWTH PLAN	0
CONSERV EASE	0

Sale Data

Sale Date	8/19/2022
Price	462,900
Sale Type	2 Land & Buildings

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

Financing	9 Unknown	

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

Validity	1 Arms Length Sale	

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

Verified	5 Public Record	

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	43,400	170,900	0	214,300
2012	49,400	187,600	10,000	227,000
2013	49,400	187,600	10,000	227,000
2014	49,400	187,600	10,000	227,000
2015	49,400	187,600	10,000	227,000
2016	49,400	187,600	15,000	222,000
2017	49,400	187,600	20,000	217,000
2018	49,400	187,600	20,000	217,000
2019	49,400	187,600	20,000	217,000
2020	49,400	187,600	25,000	212,000
2021	49,400	187,600	25,000	212,000
2022	49,400	187,600	24,000	213,000
2023	61,800	234,500	0	296,300
2024	61,800	234,500	25,000	271,300

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	4.90	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 5.90

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-045-A | Account 156 | Location 136 INDIAN ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**4 Cape Cod**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**5 One & 3/4 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**8 ALUM/VINYL**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1999**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
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	**9 No Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**100%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**6**		
# Bedrooms	**3**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

TRIO Software
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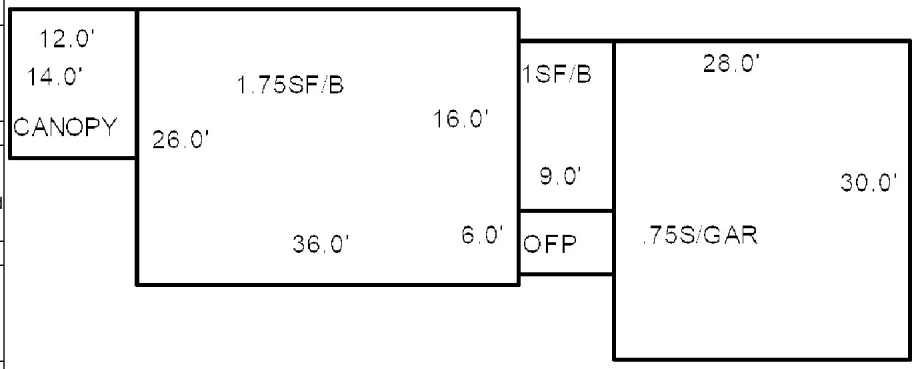
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**4 Good 100%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**936**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**3 Information Only**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 6/07/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	2006	144	0 0	0	0 %	100 %	
92 3/4S AD/GAR.....	2006	840	0 0	0	0 %	100 %	
21 Open Frame	2006	54	0 0	0	0 %	100 %	
61 Canopy	2006	168	0 0	0	0 %	100 %	
24 Frame Shed	2008	120	3 95	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-045-C | Account 158 | Location 156 INDIAN ROAD | Card 1 Of 1 | 9/25/2024

HOLT, RUSSELL M
156 INDIAN ROAD
WISCASSET ME 04578

B3291P215 B5278P26

Previous Owner
SCOTT-BERENSON, ALEXANDER C J/T
HARTZELL, TONI GLEE

WISCASSET ME 04578
Sale Date: 7/09/2018

Previous Owner
JENSEN, GREGORY C. J/T
JENSEN, PATTY S.

WISCASSET ME 04578
Sale Date: 5/20/2004

Previous Owner
BRAULT, CHRISTOPHER
BRAULT, LINDA L.

WISCASSET ME 04578
Sale Date: 2/26/2003

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2003-FORMER OWNER: CHRISTOPHER & LINDA BRAULT BK2199 PG208
2003-CHANGED # OF BATHS AND BEDROOMS PER REAL ESTATE AD AND UP GRADE TO 3/110
2005-FORMER OWNER: GREGORY & PATTY JENSEN BK3007 PG3 FOR $240,000. ADDED 10 X 20 SUNROOM AND 24 X 24 GARAGE

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**20 NEQ. WATERSHED**
Secondary Zone	
Topography	**2 Rolling**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date	**7/09/2018**
Price	**318,000**
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
2011	40,000	194,800	10,000	224,800
2012	40,000	194,800	10,000	224,800
2013	40,000	194,800	10,000	224,800
2014	40,000	194,800	10,000	224,800
2015	40,000	194,800	10,000	224,800
2016	40,000	194,800	15,000	219,800
2017	40,000	194,800	20,000	214,800
2018	40,000	194,800	20,000	214,800
2019	40,000	194,800	0	234,800
2020	40,000	194,800	25,000	209,800
2021	40,000	194,800	25,000	209,800
2022	40,000	194,800	24,000	210,800
2023	50,000	243,500	25,000	268,500
2024	50,000	243,500	25,000	268,500

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	90	%	3
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	2.00	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 3.00

Influence Codes

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

WISCASSET

Map Lot R01-045-C | Account 158 | Location 156 INDIAN ROAD | Card 1 Of 1 | 9/25/2024

Building Style **4 Cape Cod**		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units **1**		
Other Units **0**		
Stories **5 One & 3/4 Story**		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls **1 CLAPBOARD**		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3-CUSTOM **0**		
OPEN-4-CUSTOM **0**		
Year Built **1999**		
Year Remodeled **0**		
Foundation **1 Concrete**		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **1 Dry Basement**		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
HEARTH **0**		
Heat Type **100% 1 Hot Water BB**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type **100% 9 None**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style **1 GOOD**		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style **1 GOOD**		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms **6**		
# Bedrooms **3**		
# Full Baths **1**		
# Half Baths **1**		
# Addn Fixtures **0**		
# Fireplaces **0**		

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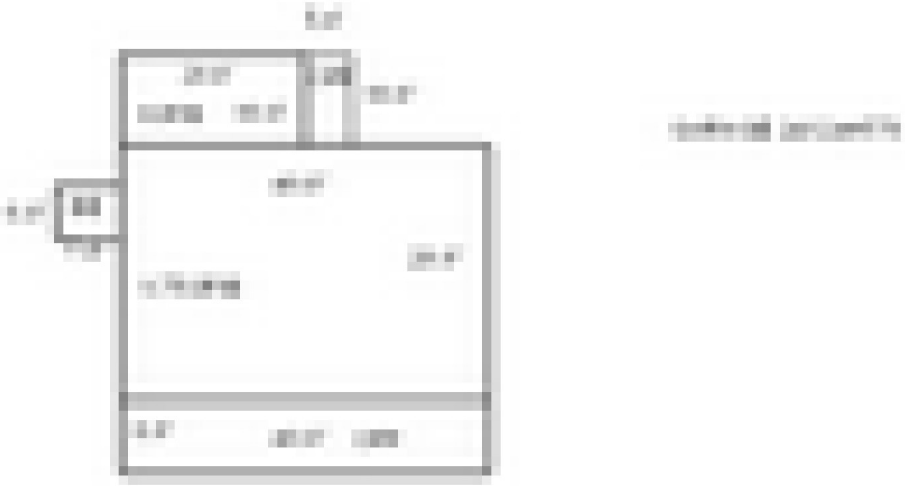
Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **4 Good 100%**		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **1120**		
Condition **4 Average**		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good **100%**		
Economic Code **None**		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	1999	320	4 100	4	0 %	100 %	
90 BSMT ENTRY.....	1999	42	4 100	4	0 %	100 %	
11 1	2004	200	4 100	4	0 %	100 %	
21 Open Frame	2004	50	4 100	4	0 %	100 %	
23 Frame Garage	2004	576	4 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-045-D | Account 159 | Location 164 INDIAN ROAD | Card 1 Of 1 | 9/25/2024

DUPREE, LAURIN M
HOWELL, CARYN E
164 INDIAN ROAD
WISCASSET ME 04578

B5684P281

Previous Owner
CARTER, PAMELA J

164 INDIAN ROAD
WISCASSET ME 04578
Sale Date: 3/26/2021

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'2 Remove Mason(deceased)
2002-ADDED LITTLE GARAGE
GAVE ABATEMENT FORM 10/23/02 AS DISCOVERED HIS HOUSE WAS CODED ABOVE AVERAGE AND IS ONLY AVERAGE. NEED TO CHECK OUTBUILDINGS AS WELL.
2011-Added basement entry.

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**		
Tree Growth Year	**0**		
FARM LAND YEAR	**0**		
OPEN SPACE YEAR	**0**		
Zone/Land Use	**20 NEQ. WATERSHED**		
Secondary Zone			
Topography			**2 Rolling**
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	**4 Drilled Well**	**6 Septic System**	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	**1 Paved**		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN			**0**
CONSERV EASE			**0**

Sale Data

Sale Date			**3/26/2021**
Price			**317,000**
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
2011	43,800	164,900	16,000	192,700
2012	43,800	164,900	16,000	192,700
2013	43,800	164,900	16,000	192,700
2014	43,800	164,900	16,000	192,700
2015	43,800	164,900	16,000	192,700
2016	43,800	164,900	21,000	187,700
2017	43,800	164,900	26,000	182,700
2018	43,800	164,900	26,000	182,700
2019	43,800	164,900	26,000	182,700
2020	43,800	164,900	31,000	177,700
2021	43,800	164,900	0	208,700
2022	43,800	164,900	24,000	184,700
2023	54,800	206,100	25,000	235,900
2024	54,800	206,100	25,000	235,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	2.10	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 3.10

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-045-D | Account 159 | Location 164 INDIAN ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**2 Ranch**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**8 ALUM/VINYL**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1998**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**2 1/2 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	**2 Damp Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**100%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**6**		
# Bedrooms	**2**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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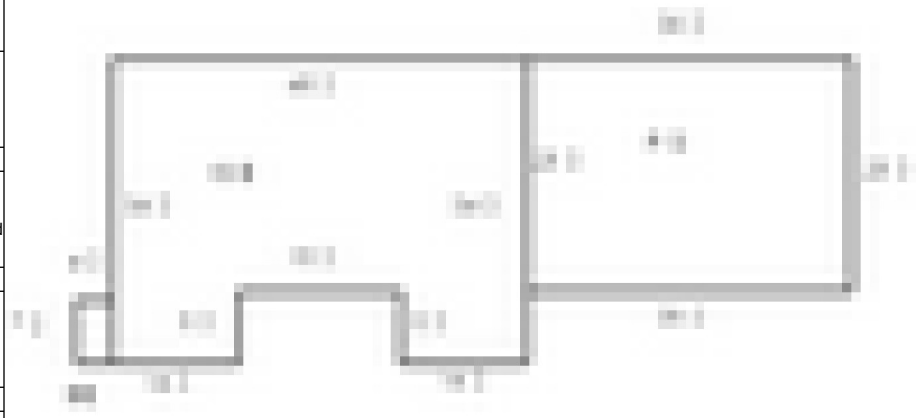
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**4 Good 100%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**1456**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**1 Interior Inspect**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	1998	936	4 100	6	0 %	100 %	
21 Open Frame	1998	108	4 100	6	0 %	100 %	
24 Frame Shed	2001	144	4 100	4	0 %	100 %	
90 BSMT ENTRY.....	2010	28	4 100	6	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 R01-045-E | Account 160 | Location 26 RABBIT RUN | Card 1 Of 1 | 9/25/2024

SHARRARD, GEORGE V J/T
WALK, DOMINIQUE
WISCASSET ME 04578

B4720P113

Previous Owner
DODMAN, PAMELA M. (TRUSTEE)
PATRICIA I. DODMAN LIVING TRUST

AUSTIN TX 78733 1216
Sale Date: 10/04/2013

Previous Owner
BAILEY, JR., JOHN E.

26 RABBIT RUN
WISCASSET ME 04578
Sale Date: 4/30/2004

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2001-COMBINED .65 ACRES WITH THIS LOT - NOW 17.3 ACRES PREVIOUS BK2379 PG0310
2005-FORMER OWNER: JOHN E. BAILEY, JR. BK2729 PG261 & BK2656 PG84.
2014-Former owner: Patricia Dodman BK3280 PG66 bought 2004 for $355,000.

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**20 NEQ. WATERSHED**
Secondary Zone	
Topography	**2 Rolling**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **3 Gravel**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date	**10/04/2013**
Price	**212,000**
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
2011	65,900	225,100	10,000	281,000
2012	65,900	225,100	10,000	281,000
2013	65,900	169,300	10,000	225,200
2014	65,900	169,300	0	235,200
2015	65,900	169,300	0	235,200
2016	65,900	169,300	0	235,200
2017	65,900	169,300	0	235,200
2018	65,900	169,300	0	235,200
2019	65,900	169,300	20,000	215,200
2020	65,900	169,300	25,000	210,200
2021	65,900	169,300	25,000	210,200
2022	65,900	169,300	24,000	211,200
2023	82,400	211,600	25,000	269,000
2024	82,400	211,600	25,000	269,000

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	10.00	100	%	0
Acres	29	6.30	100	%	0
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si					
28.Rear Land 1-10		**Total Acreage**	17.30		
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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-045-E | Account 160 | Location 26 RABBIT RUN | Card 1 Of 1 | 9/25/2024

Building Style	**4 Cape Cod**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**4 One & 1/2 Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**8 ALUM/VINYL**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1998**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
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	**2**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**196**	
Fin Bsmt Grade	**9 0**	
HEARTH	**0**	
Heat Type	**100% 1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**100% 9 None**	
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**6**	
# Bedrooms	**3**	
# Full Baths	**1**	
# Half Baths	**1**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

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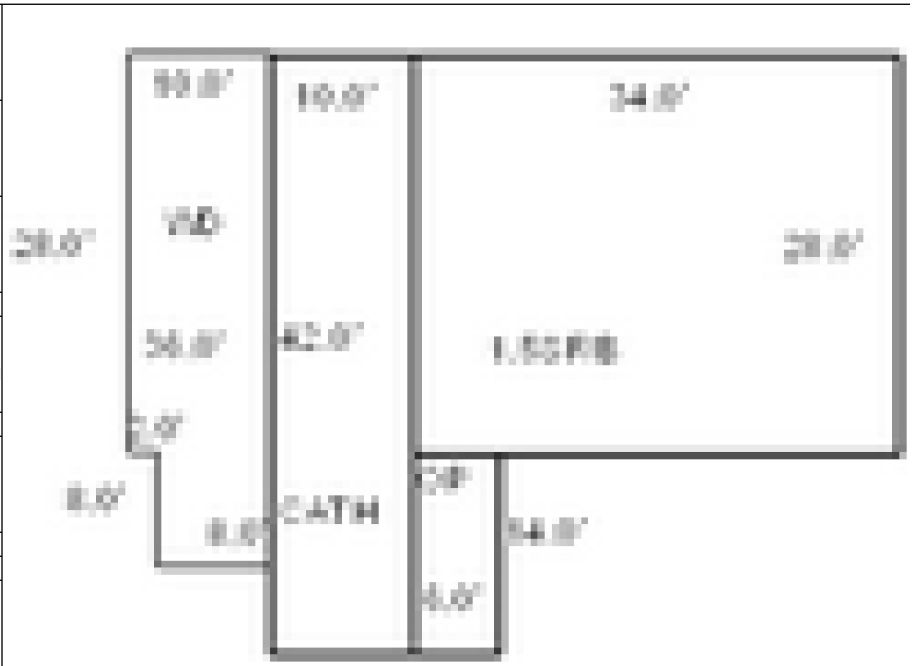
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**4 Good 100%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**952**	
Condition	**5 Above Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1998	88	2 100	3	0 %	100 %	
21 Open Frame	1998	84	3 100	4	0 %	100 %	
11 1	1998	420	3 100	4	0 %	100 %	
68 Wood Deck	1998	344	0 100	0	0 %	100 %	
62 Patio	1998	344	0 100	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 R01-045-F | Account 161 | Location 517 CROMWELL ROAD | Card 1 Of 1 | 9/25/2024

KRAVITZ, MATTHEW
HARPSWELL ME 04079

B3383P70 B3613P145

Previous Owner
KRAVITZ, MATTHEW D. E. J/T
KRAVITZ, MORGEN S.

WISCASSET ME 04578
Sale Date: 8/24/2005

Previous Owner
BAILEY, WANDA
C/O MATTHEW & MORGEN KRAVITZ
517 CROMWELL ROAD
WISCASSET ME 04578
Sale Date: 10/26/2004

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2004-SPLIT OFF 6.2 ACRES FOR NEW FOUNDATION AND HOUSE (LOT 45F/1) ALSO CHANGED LAND TO 100%
2005-FORMER OWNER: WANDA A. BAILEY BK2379 PG307 & BK2432 PG335.
2006-FORMER OWNER: MATTHEW & MORGEN KRAVITZ BK3383 PG70. DEED DONE TO ALSO GRANT ACCESS TO WANDA BAILEY OVER THE ROAD. NEW GARAGE TOO, CHECK FOR SHEDS IN 2007.

WISCASSET

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **20 NEQ. WATERSHED**

Secondary Zone

Topography **2 Rolling**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **3 Gravel**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **10/26/2004**

Price **124,000**

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
2011	40,000	70,500	0	110,500
2012	40,000	70,500	0	110,500
2013	40,000	70,500	0	110,500
2014	40,000	70,500	0	110,500
2015	40,000	70,500	0	110,500
2016	40,000	70,500	0	110,500
2017	40,000	70,500	0	110,500
2018	40,000	70,500	0	110,500
2019	40,000	70,500	0	110,500
2020	40,000	70,500	0	110,500
2021	40,000	70,500	0	110,500
2022	40,000	70,500	0	110,500
2023	50,000	88,100	0	138,100
2024	50,000	88,100	0	138,100

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	0.20	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 1.20

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-045-F | Account 161 | Location 517 CROMWELL ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**10 Double Wide**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**8 ALUM/VINYL**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1999**		
Year Remodeled	**0**		
Foundation	**5 Concrete Slab**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**9 No Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**9 No Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**0**		
Heat Type	**100%**	**5 Forced Warm Air**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**100%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**5**		
# Bedrooms	**3**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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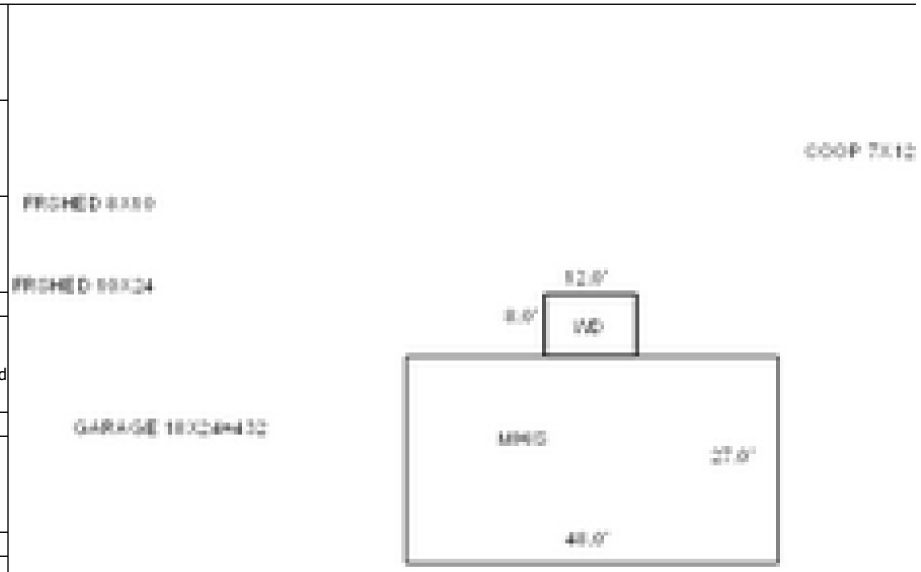
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**4 Minimal**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**2 Fair 100%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**1296**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**1 Interior Inspect**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	1999	432	3 100	4	0 %	100 %	
68 Wood Deck	1999	96	3 100	4	0 %	100 %	
24 Frame Shed	2005	240	3 100	4	0 %	100 %	
24 Frame Shed	2006	240	3 100	4	0 %	100 %	
24 Frame Shed	2006	80	3 100	3	0 %	100 %	
24 Frame Shed	2006	84	3 100	3	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-045-F01 Account 2316 Location 33 HALE POND ROAD Card 1 Of 1 9/25/2024

FOLSOM, CHRISTOPHER D
FOLSOM, EMILY R
33 HALE POND ROAD
WISCASSET ME 04578

B3163P185 B5015P222

Previous Owner
BAILEY, WANDA A. J/T
KENDRICK, DENNIS J.

WISCASSET ME 04578
Sale Date: 6/10/2016

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2004-FOUNDATION ONLY. CHECK FOR NEW HOUSE IN 2005.
2005-NEW M/H ADDED. CHECK FOR SIDE DECK IN 2006

WISCASSET

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **20 NEQ. WATERSHED**

Secondary Zone

Topography **2 Rolling**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **5 Private**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **6/10/2016**

Price **158,000**

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
2011	50,000	108,600	10,000	148,600
2012	50,000	108,600	10,000	148,600
2013	50,000	108,600	10,000	148,600
2014	50,000	108,600	10,000	148,600
2015	50,000	108,600	10,000	148,600
2016	50,000	108,600	15,000	143,600
2017	50,000	108,600	0	158,600
2018	50,000	108,600	20,000	138,600
2019	50,000	108,600	20,000	138,600
2020	50,000	108,600	25,000	133,600
2021	50,000	108,600	25,000	133,600
2022	50,000	108,600	24,000	134,600
2023	62,500	135,700	25,000	173,200
2024	62,500	135,700	25,000	173,200

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	5.20	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 6.20

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-045-F01 | Account 2316 | Location 33 HALE POND ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**10 Double Wide**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**8 ALUM/VINYL**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**2004**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
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	**2**		
Wet Basement	**1 Dry Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**0**		
Heat Type	**100%**	**5 Forced Warm Air**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**7**		
# Bedrooms	**3**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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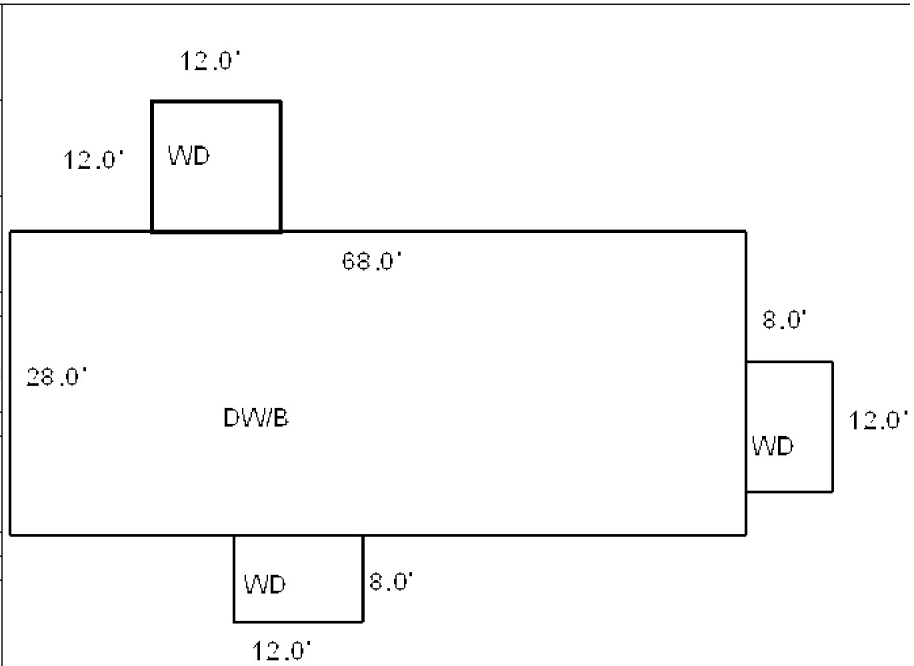
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**2 Fair 100%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**1904**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**3 Information Only**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	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
68 Wood Deck	2004	144	3 100	4	0 %	100 %	
68 Wood Deck	2004	96	3 100	4	0 %	100 %	
68 Wood Deck	2004	96	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-045-G | Account 162 | Location 6 HALE POND ROAD | Card 1 Of 1 | 9/25/2024

RENFRO, DAVID E J/T
CALKINS-RENFRO, ROXANNE
WISCASSET ME 04578

B3204P180 B3521P40

Previous Owner
HARRINGTON, WAYNE

PO BOX 931
WISCASSET ME 04578
Sale Date: 11/18/2003

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

5/18/20 DRIVE BY OP APPEARS COMPLETE.
5/09/2019 W/ Owners add op start.
10/3/02-HOUSE SIZE IS 24 X 32 PER INSPECTION THIS DATE NOT 32 X 36, CHANGED IN RECORD. ALSO HOUSE NOT FINISHED, CHANGED ON CARD AS CARD SAID 100% FINISHED.
2003- SOLD 1.92 ACRES
2004-PREVIOUS OWNER: WAYNE HARRINGTON BK2505 PG259 REMOVED HOMESTEAD
2005-CHANGED TO JOINT TENANCY
2011-Added OFP, bedroom and bathroom, dormers (now 2

WISCASSET

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **20 NEQ. WATERSHED**

Secondary Zone

Topography **2 Rolling**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **11/18/2003**

Price **154,000**

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
2011	41,600	109,700	10,000	141,300
2012	41,600	109,700	10,000	141,300
2013	41,600	109,700	10,000	141,300
2014	41,600	109,700	10,000	141,300
2015	41,600	109,700	10,000	141,300
2016	41,600	109,700	15,000	136,300
2017	41,600	109,700	20,000	131,300
2018	41,600	109,700	20,000	131,300
2019	41,600	109,800	20,000	131,400
2020	41,600	114,800	25,000	131,400
2021	41,600	114,800	25,000	131,400
2022	41,600	114,800	24,000	132,400
2023	52,000	143,500	25,000	170,500
2024	52,000	143,500	25,000	170,500

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	0.98	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 1.98

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-045-G | Account 162 | Location 6 HALE POND ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**4 Cape Cod**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**2 Two Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**8 ALUM/VINYL**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**2000**		
Year Remodeled	**2010**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**1 Dry Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**0**		
Heat Type	**100%**	**8 Floor/Wall Unit**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**100%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**5**		
# Bedrooms	**3**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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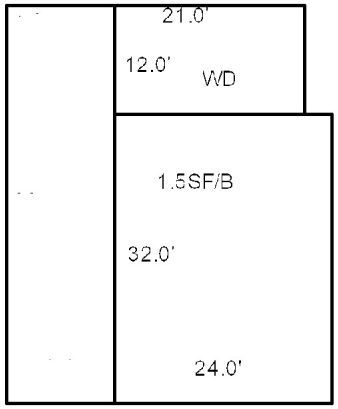
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 105%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**768**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**3 Information Only**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



SHED

FRSHED 16X12

Date Inspected 12/05/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	2002	252	3 100	4	0 %	100 %	
24 Frame Shed	2005	192	3 100	4	0 %	100 %	
24 Frame Shed	2007	256	3 90	4	0 %	100 %	
21 Open Frame	2018	528	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-045-G1 Account 2283 Location 14 HALE POND ROAD Card 1 Of 1 9/25/2024

REYNOLDS, CYNTHIA A J/T
WHITTAKER, FRANCIS
WISCASSET ME 04578

B4216P22

Previous Owner
KELSH, DAVID B.

14 HALE POND ROAD
WISCASSET ME 04578
Sale Date: 10/23/2009

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2003-BROUGHT FROM SCOTT CONNORS FOR $32,000 WHO BROUGHT FROM WAYNE HARRINGTON FOR $18,000 PREVIOUS BK2904 PG1.
2010-Previous owner: David B. Kelsh, who bought land in 2002 for $32,000 then built house. Bk2932 PG152.

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**20 NEQ. WATERSHED**
Secondary Zone	
Topography	**2 Rolling**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date	**10/23/2009**
Price	**203,000**
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
2011	41,400	121,900	10,000	153,300
2012	41,400	121,900	10,000	153,300
2013	41,400	121,900	10,000	153,300
2014	41,400	121,900	10,000	153,300
2015	41,400	121,900	10,000	153,300
2016	41,400	121,900	15,000	148,300
2017	41,400	121,900	20,000	143,300
2018	41,400	121,900	20,000	143,300
2019	41,400	121,900	20,000	143,300
2020	41,400	121,900	25,000	138,300
2021	41,400	121,900	25,000	138,300
2022	41,400	121,900	24,000	139,300
2023	51,800	152,400	25,000	179,200
2024	51,800	152,400	25,000	179,200

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	0.92	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 1.92

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-045-G1 | Account 2283 | Location 14 HALE POND ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**4 Cape Cod**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**5 One & 3/4 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**8 ALUM/VINYL**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**2003**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**1 Dry Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**5**		
# Bedrooms	**2**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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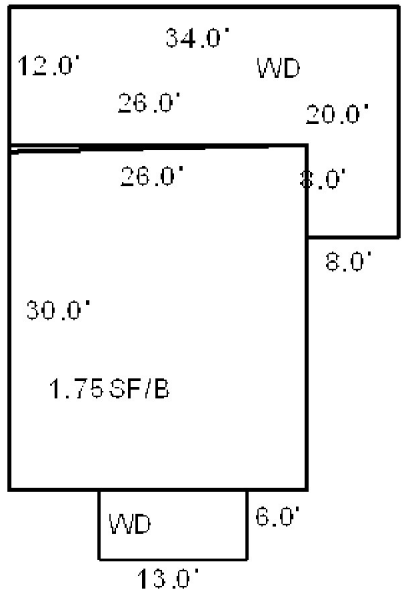
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**4 Good 100%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**780**		
Condition	**5 Above Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**5 Estimated**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	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

SHED 8X16



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	2002	128	3 100	4	0 %	100 %	
68 Wood Deck	2004	472	4 100	4	0 %	100 %	
68 Wood Deck	2004	78	4 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-045-H/1 Account 2183 Location 100 INDIAN ROAD Card 1 Of 1 9/25/2024

GRAY, CHARLES A J/T
GRAY, CHRISTINE E
WISCASSET ME 04578

B4055P272

Previous Owner
BEAUCHEMIN, CLAYTON O.
C/O GREEN TREE SERVICING, LLC
3 EXECUTIVE PARK DRIVE
BEDFORD NH 03110 6919
Sale Date: 9/30/2008

Previous Owner
GREEN TREE SERVICING LLC

3 EXECUTIVE PARK DRIVE
BEDFORD NH 03110 6919
Sale Date: 9/29/2008

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

9/12/24 NA-TRUCK IN DRIVEWAY. FOLDER SAID MH, NO MH THERE, DW ALREADY THERE LISTED OUT. REMOVE WD, ADD 1 1/4 ST GAR/SLAB
3/1/02007-FILED BANKRUPTCY.
2009-Former owner: Clayton Beauchemin BK2514 PG138, filed bankruptcy now owned by Green Tree Servicing, LLC who sold it to Charles & Christine Gray for $101,000.

WISCASSET

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

Secondary Zone

Topography **1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **9/29/2008**

Price **101,000**

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
2011	41,100	57,300	10,000	88,400
2012	41,100	57,700	10,000	88,800
2013	41,100	57,700	10,000	88,800
2014	41,100	57,700	10,000	88,800
2015	41,100	57,700	10,000	88,800
2016	41,100	57,700	15,000	83,800
2017	41,100	57,700	20,000	78,800
2018	41,100	57,700	20,000	78,800
2019	41,100	57,700	20,000	78,800
2020	41,100	57,700	25,000	73,800
2021	41,100	57,700	25,000	73,800
2022	41,100	57,700	24,000	74,800
2023	51,400	72,100	25,000	98,500
2024	51,400	112,200	25,000	138,600

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	0.77	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 1.77

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-045-H/1 | Account 2183 | Location 100 INDIAN ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**10 Double Wide**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**8 ALUM/VINYL**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**2000**		
Year Remodeled	**0**		
Foundation	**5 Concrete Slab**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**9 No Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**9 No Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**0**		
Heat Type	**100%**	**5 Forced Warm Air**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**6**		
# Bedrooms	**3**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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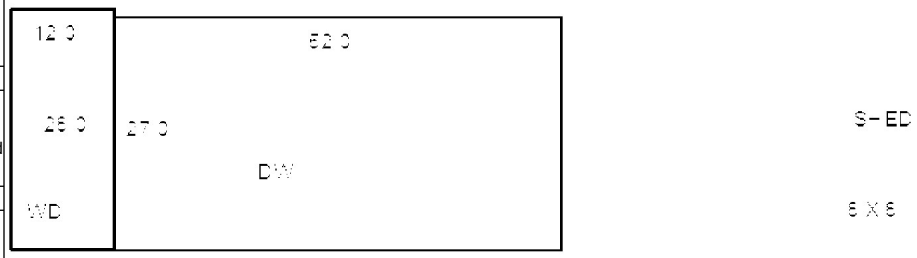
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**4 Minimal**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**2 Fair 100%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**1404**		
Condition	**3 Below Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**5 Estimated**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	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
24 Frame Shed	2012	64	3 100	4	0 %	100 %	
76 1.25 ST	2023	896	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-045-J | Account 164 | Location 32 HALE POND ROAD | Card 1 Of 1 | 9/25/2024

MATTHEWS, PAMELA J
32 HALE POND RD
WISCASSET ME 04578

B2165P279

Property Data

Neighborhood	**103 RURAL WEST**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**21 RURAL**
Secondary Zone	
Topography	**1 Level**

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

Utilities **4 Drilled Well** **6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN	**0**
CONSERV EASE	**0**

Sale Data

Sale Date	**7/01/1996**
Price	**20,000**
Sale Type	**1 Land Only**

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

Financing **9 Unknown**

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

Validity **7 Renovations**

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	46,200	125,100	10,000	161,300
2012	46,200	125,100	10,000	161,300
2013	46,200	125,100	10,000	161,300
2014	46,200	125,100	10,000	161,300
2015	46,200	125,100	10,000	161,300
2016	46,200	125,100	15,000	156,300
2017	46,200	125,100	20,000	151,300
2018	46,200	147,000	20,000	173,200
2019	46,200	147,000	20,000	173,200
2020	46,200	147,000	25,000	168,200
2021	46,200	147,000	25,000	168,200
2022	46,200	147,000	24,000	169,200
2023	57,800	183,800	25,000	216,600
2024	57,800	183,800	25,000	216,600

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	3.30	100	%	0
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 4.30

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
08/10/2018 nah add garage.

WISCASSET

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Map Lot R01-045-J | Account 164 | Location 32 HALE POND ROAD | Card 1 Of 1 | 9/25/2024

Building Style	**2 Ranch**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**8 ALUM/VINYL**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1997**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**1**	
Heat Type	**100%**	**1 Hot Water BB**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**5**	
# Bedrooms	**3**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

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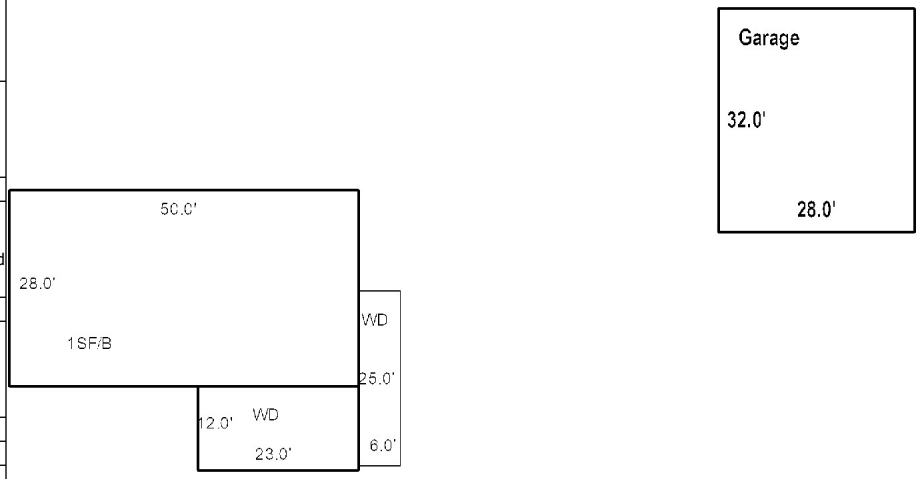
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 105%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1400**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	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	1997	420	0 0	0	0 %	0 %	
23 Frame Garage	2017	896	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-046 Account 165 Location OLD DRESDEN ROAD Card 1 Of 1 9/25/2024

COSTELLO, NED B
10 TANTUMMAHEAG ROAD
OLD LYME CT 06371

B5788P228

Previous Owner
OLSON, CHRISTOPHER JAMES

2057 CLIFTON AVENUE
CHICAGO IL 60614
Sale Date: 10/07/2021

Previous Owner
REIMANN, MARGARET CREIDER (TRUSTEES)
REIMANN, KAREN & ROBERT
C/O MARGARET REIMANN
BEDFORD PA 15522 6518
Sale Date: 10/11/2013

Previous Owner
REIMANN, GUENTER (HEIRS)
REIMANN, JUTTA & ROBERT (P/R)
C/O MARGARET REIMANN
BEDFORD PA 15522 6518
Sale Date: 4/16/2012

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'23 TG Refile
2001- ADDED 11.3 AC BACKLAND PER DRESDEN SURVEY
2006-GUENTER REIMANN DECEASED, NOW IN P.R. NAMES.
PREVIOUS BK524 PG69.
11/2010-Changed address to Dresden, Germany
2014-Sold land in Wiscasset, 20.30 acres, not sure about
Dresden (land in two towns.) Also put all land in tree growth.

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**		
Tree Growth Year	**2014**		
FARM LAND YEAR	**0**		
OPEN SPACE YEAR	**0**		
Zone/Land Use	**20 NEQ. WATERSHED**		
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	**9 No Street**		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN		**0**	
CONSERV EASE		**0**	

Sale Data

Sale Date		**10/07/2021**	
Price		**232,500**	
Sale Type	**1 Land Only**		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	**9 Unknown**		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	**4 Split/Assemblage**		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	**5 Public Record**		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	67,900	0	0	67,900
2012	67,900	0	0	67,900
2013	67,900	0	0	67,900
2014	6,000	0	0	6,000
2015	6,000	0	0	6,000
2016	7,300	0	0	7,300
2017	7,600	0	0	7,600
2018	7,700	0	0	7,700
2019	7,400	0	0	7,400
2020	7,400	0	0	7,400
2021	7,200	0	0	7,200
2022	6,900	0	0	6,900
2023	7,200	0	0	7,200
2024	7,300	0	0	7,300

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	37	8.80	100	%	0
22.Base Waterfron	38	11.50	100	%	0
23.Deep WF Size A				%	
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 20.30

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-046 | Account 165 | Location OLD DRESDEN ROAD | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **4 Unoccupied**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-047 Account 2219 Location DRESDEN LINE Card 1 Of 1 9/25/2024

PUSHARD, ROBERT M
HEIN-HANSEN, CAROL
610 CALLS HILL ROAD
DRESDEN ME 04342

B922P113

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **20 NEQ. WATERSHED**

Secondary Zone

Topography **1 Level**

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

Utilities **9 NoWater/NoSewer**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date

Price

Sale Type

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

Financing

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

Validity

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

Verified

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	5,400	0	0	5,400
2012	5,400	0	0	5,400
2013	5,400	0	0	5,400
2014	5,400	0	0	5,400
2015	5,400	0	0	5,400
2016	5,400	0	0	5,400
2017	5,400	0	0	5,400
2018	5,400	0	0	5,400
2019	5,400	0	0	5,400
2020	5,400	0	0	5,400
2021	5,400	0	0	5,400
2022	5,400	0	0	5,400
2023	6,800	0	0	6,800
2024	6,800	0	0	6,800

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	28	2.70		100 %	0
22.Base Waterfron				%	
23.Deep WF Size A				%	
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 2.70

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'22 PER DEED PROVIDED, CAROL HEIN-HENSON OWNS PART OF THIS LOT.
NEW IN 2001 - PER DRESDEN SUREY 6.6 ACRES BACKLAND
2009-Per planimeter check this lot is not 6.6 acres but is 2.7 acres. Record changed.

WISCASSET

WISCASSET

Map Lot R01-047 | Account 2219 | Location DRESDEN LINE | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **4 Unoccupied**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 12/12/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-048 Account 2220 Location DRESDEN LINE Card 1 Of 1 9/25/2024

TAPPER, KATHRYN MARY
19 PUSHARD ROAD
DRESDEN ME 04578

B5668P83

Previous Owner
LARRABEE JR., EDWARD L
LARRABEE, MARY NM

WEST BATH ME 04530
Sale Date: 2/12/2021

Previous Owner
BLOW, JAMES D., JON M. T/C
BLOW, STEVEN J., JOEL G.
C/O EDWARD L. & MARY N.M. LARRABEE
WEST BATH ME 04530
Sale Date: 6/16/2009

Previous Owner
BROWN, DANA T.

520 OSSIPPEE HILL ROAD
EAST WATERBORO ME 04030
Sale Date: 1/28/2009

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2008-Originally in Dresden, owner brought in the deed for our use.
2009-Former Owner: Dana Brown Bk3527 Pg2
2009-Per planimeter check this lot is 0.4 acres not .86. Record changed.
2010-Previous owner: James, Steven, Joel & Jon Blow
10/01/14-Owners brought in survey and deed was checked to state that there is .3 acres in Wiscasset and 9.8 acres in Dresden. Record was changed.

WISCASSET

Property Data

Neighborhood	**103 RURAL WEST**		
Tree Growth Year	**0**		
FARM LAND YEAR	**0**		
OPEN SPACE YEAR	**0**		
Zone/Land Use	**20 NEQ. WATERSHED**		
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	**2/12/2021**		
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	**8 Other Non Valid**		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	**5 Public Record**		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	800	0	0	800
2012	800	0	0	800
2013	800	0	0	800
2014	800	0	0	800
2015	600	0	0	600
2016	600	0	0	600
2017	600	0	0	600
2018	600	0	0	600
2019	600	0	0	600
2020	600	0	0	600
2021	600	0	0	600
2022	600	0	0	600
2023	800	0	0	800
2024	800	0	0	800

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	28		0.30	100 %	0
22.Base Waterfron				%	
23.Deep WF Size A				%	
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 0.30

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R01-048 | Account 2220 | Location DRESDEN LINE | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **4 Unoccupied**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 12/12/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot R01-049 Account 2221 Location DRESDEN LINE Card 1 Of 1 9/25/2024

TAPPER, KATHRYN MARY
19 PUSHARD ROAD
DRESDEN ME 04578

B5668P83

Previous Owner
LARRABEE JR., EDWARD L
LARRABEE, MARY NM

WEST BATH ME 04530
Sale Date: 2/12/2021

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2001-PER DRESDEN SURVEY 5.2 AC BACKLAND
10/29/01 PER MR. LARRABEE REMOVE BARBARA HILL NAME
2009-Per Edward Larrabee plan this lot is 1.00 acre not 5.2 acres.

WISCASSET

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **20 NEQ. WATERSHED**

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 **9 No Street**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **2/12/2021**

Price **60,000**

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 **8 Other Non Valid**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	500	0	0	500
2012	500	0	0	500
2013	500	0	0	500
2014	500	0	0	500
2015	500	0	0	500
2016	500	0	0	500
2017	500	0	0	500
2018	500	0	0	500
2019	500	0	0	500
2020	500	0	0	500
2021	500	0	0	500
2022	500	0	0	500
2023	600	0	0	600
2024	600	0	0	600

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	30		1.00	100 %	0
22.Base Waterfron				%	
23.Deep WF Size A				%	
Acres				%	
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si				%	
28.Rear Land 1-10					
29.Rear Land 11-2					

Total Acreage 1.00

Influence Codes

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

WISCASSET

Map Lot R01-049 | Account 2221 | Location DRESDEN LINE | Card 1 Of 1 | 9/25/2024

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **4 Unoccupied**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 12/12/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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