

Map Lot R06-001			Account 803			Location 271 FEDERAL STREET			Card 1 Of 1			9/26/2024					
SUTTER, DAVID 271 FEDERAL STREET Wiscasset ME 04578 B5808P55						Property Data			Assessment Record								
						Neighborhood 106 RURAL NORTHEAST			Year	Land	Buildings	Exempt	Total				
						Tree Growth Year 0			2011	269,000	103,200	16,000	356,200				
						FARM LAND YEAR 0			2012	269,000	103,200	16,000	356,200				
						OPEN SPACE YEAR 0			2013	269,000	103,200	16,000	356,200				
Previous Owner SUTTER, JEAN B 271 FEDERAL STREET WISCASSET ME 04578 Sale Date: 11/12/2021						Zone/Land Use 14 SHORE RESIDENTIA			2014	269,000	103,200	16,000	356,200				
						Secondary Zone			2015	269,000	103,200	16,000	356,200				
									2016	269,000	103,200	21,000	351,200				
						Topography 7 Steep 3 Above Street			2017	269,000	103,200	26,000	346,200				
									2018	269,000	103,200	26,000	346,200				
Previous Owner SUTTER, JAMES C. SUTTER, JEAN B. WISCASSET ME 04578 Sale Date: 4/27/2012						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2019	269,000	103,200	26,000	346,200				
						Utilities 4 Drilled Well 6 Septic System			2020	269,000	103,200	31,000	341,200				
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	269,000	103,200	31,000	341,200				
						Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	269,000	103,200	0	372,200				
									2023	336,300	129,000	0	465,300				
Inspection Witnessed By: <div>X<div>Date</div></div> <div><div>No./Date</div><div>Description</div><div>Date Insp.</div></div> <div>Notes: 8/16/05-DISCOVERED THIS PROPERTY WAS CODED FOR RURAL ZONE WHEN IN FACT IT IS IN SHORELAND RESIDENTIAL ZONE. MADE THE CORRECTION AND SENT NEW VALUATION REPORT TO THE OWNER. 2013-Mr. Sutter passed away April 27, 2012 leaving property to wife. Sent Mrs. Sutter a widow's application for veterans exemption so it can be filed out and placed in the file.</div> WISCASSET									2024	336,300	129,000	0	465,300				
									Land Data								
						11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot			Front Foot		Type	Effective		Influence		Influence Codes	
												Frontage	Depth	Factor	Code		
														%			1.Open Space
														%			2.Neighborhood A
														%			3.Topography
													%		4.Size/Shape		
													%		5.Access		
													%		6.Restriction		
													%		7.Corner/Locatio		
													%		8.View/Environ		
													%		9.Fract Share		
											Square Feet				Acres		
													%		30.Rear 20+		
													%		31.Waterfront Rea		
													%		32.Open Space		
							%		33.RestrictEsm								
							%		34.PASTURE 1								
							%		35.HORTICULTURAL-								
							%		36.Pasture 3								
					26	1.00	100	%	0	37.Softwood							
					27	1.00	100	%	0	38.Mixed Wood							
					31	8.00	100	%	0	39.Hardwood							
								%		40.Wasteland							
								%		41.CAMP SITE							
								%		42.Mobile Home Si							
								%		43.Condo Site							
								%		44.Site Improve							
								%		45.CAMP SITE							
								%		46.PAVING/00							
					Total Acreage		9.00										

WISCASSET

Map Lot R06-001

Account 803

Location 271 FEDERAL STREET

Card 1

Of 1

9/26/2024

Building Style 5 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 2 Hot Water C Iron	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1248
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1740	# Half Baths 1	Funct. % Good 75%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 2 Concrete Block	# Fireplaces 2	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/23/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	0	160	0 0	0	0 %	0 %	
24 Frame Shed	1960				%	%	100
83 1.25 ST SHED....	1960	240	2 100	3	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

SHED 10X24

SHED 10X12



20.0'

8.0'

EFF

1.75 sf/b

48.0'

26.0'

03/03/2007

Map Lot R06-002			Account 804			Location 243 FEDERAL STREET			Card 1 Of 1 9/26/2024						
SUTTER, SUSAN J ALNA ME 04535 B5808P57			Property Data			Assessment Record									
			Neighborhood 106 RURAL NORTHEAST			Year	Land	Buildings	Exempt	Total					
			Tree Growth Year 0			2011	243,000	13,100	0	256,100					
			FARM LAND YEAR 0			2012	243,000	13,100	0	256,100					
			OPEN SPACE YEAR 0			2013	243,000	13,100	0	256,100					
Previous Owner SUTTER, JEAN B 271 FEDERAL STREET WISCASSET ME 04578 Sale Date: 11/12/2021			Zone/Land Use 14 SHORE RESIDENTIA			2014	243,000	13,100	0	256,100					
			Secondary Zone			2015	243,000	13,100	0	256,100					
			Topography 2 Rolling			2016	243,000	13,100	0	256,100					
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	243,000	13,100	0	256,100					
			Utilities 2 Public Water 3 Public Sewer			2018	243,000	13,100	0	256,100					
Previous Owner SUTTER, JAMES C. SUTTER, JEAN B. WISCASSET ME 04578 Sale Date: 4/27/2012			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2019	243,000	13,100	0	256,100					
			Street 1 Paved			2020	243,000	13,100	0	256,100					
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2021	243,000	13,100	0	256,100					
			TREE GROWTH PLAN 0			2022	243,000	10,100	0	253,100					
			CONSERV EASE 0			2023	303,800	12,600	0	316,400					
Inspection Witnessed By:			Sale Date 11/12/2021			Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type		Effective		Influence		Influence Codes	
			Price					Frontage	Depth	Factor	Code	1.Open Space			
			Sale Type 2 Land & Buildings							%		2.Neighborhood A			
			1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.							%		3.Topography			
			Financing 9 Unknown							%		4.Size/Shape			
Notes: 9/11/24 NAH, MH & WD ARE STILL THERE 7/20/22 VAC MH STILL THERE, ADJ COND. 8/16/2005-DISCOVERED THIS PROPERTY WAS CODED FOR RURAL ZONING WHEN IN FACT IT IS IN THE SHORELAND RESIDENTIAL ZONE. MADE THE CORRECTION AND SENT NEW VALUATION REPORT TO THE OWNER. 2013-Mr. Sutter passed away April 27, 2012 leaving property to wife.			1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite				%		5.Access			
			Validity 2 Related Parties							%		6.Restriction			
			1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose							%		7.Corner/Locatio			
			Verified 5 Public Record							%		8.View/Environ			
			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.							%		9.Fract Share			
WISCASSET			1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose			Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2		Acreege/Sites				Acres			
			Verified 5 Public Record					26	1.00	100	%	0	30.Rear 20+		
			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.					27	1.00	100	%	0	31.Waterfront Rea		
			1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose					31	6.00	100	%	0	32.Open Space		
			Verified 5 Public Record							%		33.RestrictEsm			
			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			Total Acreage 7.00						34.PASTURE 1			
			Verified 5 Public Record							%		35.HORTICULTURAL-			
			1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose							%		36.Pasture 3			
			Verified 5 Public Record							%		37.Softwood			
			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.							%		38.Mixed Wood			
			1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose									39.Hardwood			
			Verified 5 Public Record							%		40.Wasteland			
			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.							%		41.CAMP SITE			
			Verified 5 Public Record							%		42.Mobile Home Si			
			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.							%		43.Condo Site			
			1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose									44.Site Improve			
			Verified 5 Public Record							%		45.CAMP SITE			
			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.							%		46.PAVING/00			
			Verified 5 Public Record							%					
			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.							%					


WISCASSET

Map Lot R06-002

Account 804

Location 243 FEDERAL STREET

Card 1 Of 1 9/26/2024

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

Date Inspected 3/24/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	1989	192	3 100	3	0 %	100 %		1.ONE STORY FRAM
998 14' Mobile	1986	14x56	2 100	2	0 %	50 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

8.0' 24.0' WD

14.0'

MH

56.0'



SHEEPSCOT BAY HOUSING SO. PORTLAND ME 04106 6953			Property Data			Assessment Record									
			Neighborhood 105 RURAL NORTH			Year	Land	Buildings	Exempt	Total					
						2011	968,600	548,400	0	1,517,000					
						2012	968,600	548,000	0	1,516,600					
						2013	968,600	985,800	0	1,954,400					
B1217P269			Tree Growth Year 0			2014	968,600	985,800	0	1,954,400					
			FARM LAND YEAR 0			2015	968,600	985,800	0	1,954,400					
			OPEN SPACE YEAR 0			2016	968,600	985,800	0	1,954,400					
			Zone/Land Use 14 SHORE RESIDENTIA			2017	968,600	985,800	0	1,954,400					
			Secondary Zone			2018	968,600	985,800	0	1,954,400					
			Topography 1 Level			2019	968,600	985,800	0	1,954,400					
			1.Level 4.Below St 7.Steep			2020	968,600	985,800	0	1,954,400					
			2.Rolling 5.Low 8.Rough			2021	968,600	985,800	0	1,954,400					
			3.Above St 6.Swampy 9.			2022	968,600	985,800	0	1,954,400					
			Utilities 1 All Public			2023	1,026,700	1,046,600	0	2,073,300					
			1.Public 4.Dr Well 7.Cesspool			2024	1,026,700	1,046,600	0	2,073,300					
			2.Water 5.DUG/LAKE 8.			Land Data									
			3.Sewer 6.Septic 9.None												
			Street 1 Paved												
			1.Paved 4.Proposed 7.												
			2.Semi Imp 5.Private 8.			Front Foot		Type	Effective		Influence		Influence Codes		
			3.Gravel 6.Pub Eas 9.NoStreet						Frontage	Depth	Factor	Code			
			TREE GROWTH PLAN 0			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Square Foot		Square Feet				1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00	
			CONSERV EASE 0												
			Sale Data												
Sale Date															
Price															
Sale Type			Square Foot		Square Feet										
1.Land 4.Mobile 7.															
2.L & B 5.Other 8.															
3.Building 6. 9.															
Financing															
Notes: 10/28/2011 ADDRESS CHANGE BY REQUEST//J2 2013-Remodeled - added new windows and doors, sheetrock, new plumbing fixtures @ \$15,000 per unit. (change year built from 1980 to 2012 to show remodel date and increase function to show new windows, doors, plumbing, etc. on apartment lines.)			1.Convent 4.Seller 7.			Fract. Acre		Acreege/Sites							
			2.FHA/VA 5.Private 8.												
			3.Assumed 6.Cash 9.Unknown												
			Validity												
			1.Valid 4.Split 7.Renovate												
			2.Related 5.Partial 8.Other			Acres									
			3.Distress 6.Exempt 9.Foreclose												
			Verified												
			1.Buyer 4.Agent 7.Family												
			2.Seller 5.Pub Rec 8.Other												
WISCASSET			3.Lender 6.MLS 9.												


WISCASSET

Map Lot R06-002-001

Account 805

Location 233 FEDERAL STREET

Card 1 Of 1 9/26/2024

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

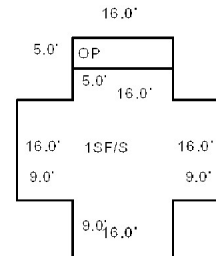
Date Inspected 1/23/2007

Additions, Outbuildings & Improvements

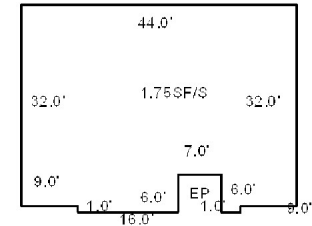
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
201 APT	2012	9000	3 110	5	0 %	80 %		1.ONE STORY FRAM
201 APT	2012	8474	3 110	5	0 %	80 %		2.TWO STORY FRAM
21 Open Frame	1980	303	3 100	4	0 %	100 %		3.THREE STORY FR
24 Frame Shed	1980	420	3 100	4	0 %	60 %		4.1 & 1/2 STORY
201 APT	2012	768	3 110	5	0 %	80 %		5.1 & 3/4 STORY
21 Open Frame	1980	80	3 100	4	0 %	100 %		6.2 & 1/2 STORY
22 Encl Frame Porch	1980	21	3 100	4	0 %	100 %		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

LAUNDRY ROOM, MAILBOXES

TRASH BLDG

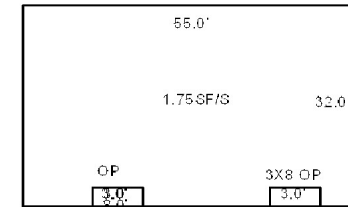


1 UNIT 4 (1) BDRM APTS



7X6 SHED

7X6 SHED



5 UNITS LIKE THIS

4 (2) BDRM'S PER BLDG



Map Lot R06-002-002			Account 806			Location 221 FEDERAL STREET			Card 1 Of 1			9/26/2024							
DITERLIZZI, MARK M DITERLIZZI, LUCIANA 221 FEDERAL STREET WISCASSET ME 04578 B5349P167 B5419P238						Property Data			Assessment Record										
						Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total						
						Tree Growth Year 0			2011	122,200	155,800	16,000	262,000						
						FARM LAND YEAR 0			2012	122,200	155,800	16,000	262,000						
						OPEN SPACE YEAR 0			2013	122,200	155,800	16,000	262,000						
Previous Owner NATIONSTAR MORTGAGE, LLC. 8950 CYPRESS WATERS BLVD.						Zone/Land Use 21 RURAL			2014	122,200	155,800	16,000	262,000						
						Secondary Zone			2015	122,200	155,800	16,000	262,000						
									2016	122,200	155,800	21,000	257,000						
						COPPELL TX 75019 Sale Date: 8/12/2019						Topography 1 Level			2017	122,200	155,800	26,000	252,000
Previous Owner HART, III, FREDERICK R. (HEIRSOF) C/O MICHAELA HART 8119 MOLLER RANCH DRIVE PLEASANTON CA 94588 Sale Date: 11/20/2018						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	122,200	155,800	26,000	252,000						
						Utilities 2 Public Water 3 Public Sewer			2019	122,200	155,800	0	278,000						
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	122,200	155,800	0	278,000						
						Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2021	122,200	155,800	0	278,000						
									2022	122,200	155,800	0	278,000						
						Inspection Witnessed By:			2023	152,800	194,700	0	347,500						
									2024	152,800	194,700	0	347,500						
									Land Data										
						X Date						Front Foot		Type	Effective		Influence		Influence Codes
												11.Regular Lot			Frontage	Depth	Factor	Code	
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			%				
Notes:						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		28	0.60	100	%	0							
WISCASSET						24.Base Waterfron			%										
						25.Shallow WF Siz			%										
						26.Base Water Inf			%										
						27.Influence W Si			%										
						28.Rear Land 1-10		Total Acreage 1.60											
						29.Rear Land 11-2													




WISCASSET

Map Lot R06-002-002

Account 806

Location 221 FEDERAL STREET

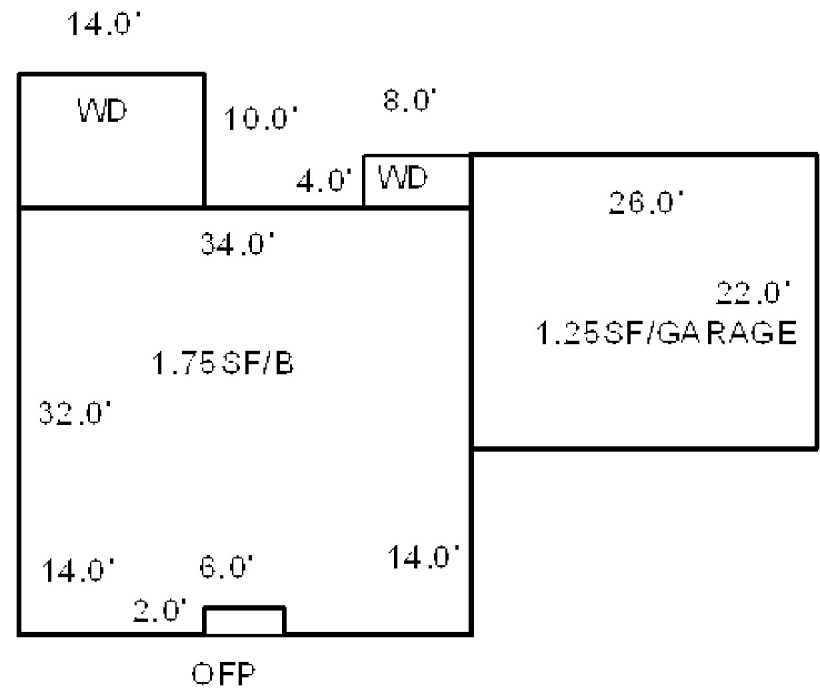
Card 1 Of 1 9/26/2024

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1076
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1987	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/23/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
76 1.25 ST	0	572	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	0	140	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	0	32	0 0	0	0 %	0 %		3.THREE STORY FR
21 Open Frame	0	12	0 0	0	0 %	0 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot R06-002-003			Account 807			Location 211 FEDERAL STREET			Card 1		Of 1		9/26/2024		
MALONEY, WILLIAM J J/T MALONEY, CAROLYN S WISCASSET ME 04578 B4680P46 Previous Owner RISELL, W. FRANK J/T RISELL, BEVERLY R. C/O WILLIAM J. & CAROLYN S. MALONEY WISCASSET ME 04578 Sale Date: 6/26/2013						Property Data			Assessment Record						
						Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	121,600	157,600	16,000	263,200		
						FARM LAND YEAR 0			2012	121,600	157,600	16,000	263,200		
						OPEN SPACE YEAR 0			2013	121,600	157,600	16,000	263,200		
Previous Owner HARKINS, ROBERT HARKINS, JANET F. C/O W. FRANK RISELL WISCASSET ME 04578 Sale Date: 12/30/2005						Zone/Land Use 21 RURAL			2014	121,600	157,600	6,000	273,200		
						Secondary Zone			2015	121,600	157,600	16,000	263,200		
						Topography 1 Level			2016	121,600	157,600	21,000	258,200		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	121,600	157,600	26,000	253,200		
						Utilities 1 All Public			2018	121,600	157,600	26,000	253,200		
Inspection Witnessed By: 															

WISCASSET

Map Lot R06-002-003

Account 807

Location 211 FEDERAL STREET

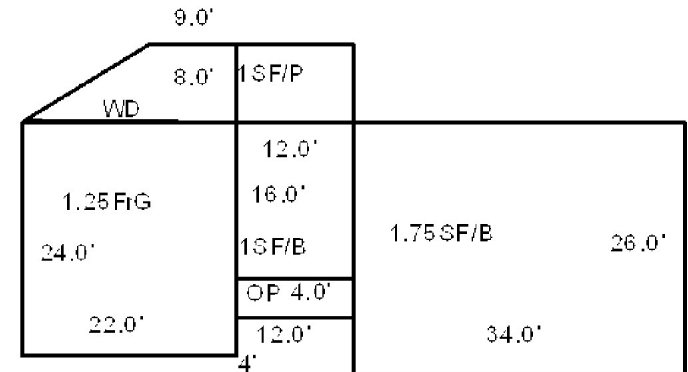
Card 1 Of 1 9/26/2024

Building Style	4 Cape Cod		SF Bsmst Living	0		Layout	1 Typical		
1.Conv.	5.Colonial	9.Other	Fin Bsmst Grade	0 0		1.Typical	4.	7.	
2.Ranch	6.Split	10.Double	HEARTH	0		2.Inadeq	5.	8.	
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type	100%	1 Hot Water BB	3.	6.	9.	
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic	9 None		
Dwelling Units	1		2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.	
Other Units	0		3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.	
Stories	5 One & 3/4 Story		4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None	
1.1	4.1.5	7.	Cool Type	0%	9 None	Insulation	1 Full		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.	
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.	
Exterior Walls	1 CLAPBOARD		3.H Pump	6.	9.None	3.Capped	6.	9.None	
1.CLAP	5.T-111	9.OTHER	Kitchen Style	2 TYPICAL		Unfinished %	0%		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor	4 Good 95%		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad	
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad	
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 TYPICAL		3.C Grade	6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)	884		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition	4 Average		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G	
SF Masonry Trim	0		# Rooms	8		2.Fair	5.Avg+	8.Exc	
OPEN-3-CUSTOM	0		# Bedrooms	3		3.Avg-	6.Good	9.Same	
OPEN-4-CUSTOM	0		# Full Baths	2		Phys. % Good	0%		
Year Built	1987		# Half Baths	0		Funct. % Good	100%		
Year Remodeled	0		# Addn Fixtures	1		Functional Code	9 None		
Foundation	1 Concrete		# Fireplaces	1		1.Incomp	4.SMALL	7.LAYOUT	
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER	
2.C Block	5.Slab	8.				3.Defmaint	6.STYLE	9.None	
3.Br/Stone	6.Piers	9.				Econ. % Good	100%		
Basement	4 Full Basement					Economic Code	None		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None	
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.	
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.	
Bsmst Gar # Cars	0					Entrance Code	1 Interior Inspect		
Wet Basement	1 Dry Basement					1.Interior	4.Vacant	7.	
1.Dry	4.	7.				2.Refusal	5.Estimate	8.	
2.Damp	5.	8.				3.Informed	6.	9.	
3.Wet	6.	9.				Information Code	1 Owner		

Date Inspected 3/20/2007

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
1 ONE STORY	0	104	0 0	0	0 %	0 %		3.THREE STORY FR
1 ONE STORY	0	192	0 0	0	0 %	0 %		4.1 & 1/2 STORY
21 Open Frame	0	48	0 0	0	0 %	0 %		5.1 & 3/4 STORY
68 Wood Deck	0	116	0 0	0	0 %	0 %		6.2 & 1/2 STORY
76 1.25 ST	0	528	0 0	0	0 %	0 %		21.Open Frame Por
24 Frame Shed	2003	128	0 0	0	0 %	0 %		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
								29.Finished Attic

SHED 8X16



Map Lot		R06-002-B		Account		808		Location		193 FEDERAL STREET		Card		1		Of		1		9/26/2024	
SIMONSON, MARLISA H 193 FEDERAL STREET WISCASSET ME 04578								Property Data				Assessment Record									
								Neighborhood 106 RURAL NORTHEAST				Year		Land		Buildings		Exempt		Total	
								Tree Growth Year 0				2011		249,500		123,100		0		372,600	
								FARM LAND YEAR 0				2012		249,500		123,100		0		372,600	
								OPEN SPACE YEAR 0				2013		249,500		123,100		0		372,600	
B5816P230								Zone/Land Use 14 SHORE RESIDENTIA				2014		249,500		123,100		0		372,600	
Previous Owner ROGERS, JAMES W ROGERS, LAURA L 307 MARINE STREET SITKA AK 99835 Sale Date: 11/17/2021								Secondary Zone				2015		249,500		123,100		0		372,600	
								Topography 1 Level				2017		249,500		123,100		0		372,600	
								1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.				2018		249,500		123,100		0		372,600	
								Utilities 4 Drilled Well 3 Public Sewer				2020		249,500		123,100		0		372,600	
								1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None				2021		249,500		123,100		0		372,600	
Previous Owner FEDERAL HOME LOAN MORTGAGE CORP. C/O JAMES W. & LAURA I. ROGERS 21 KENNEALLY DRIVE CHICHESTER NH 03258 Sale Date: 5/25/2012								Street 1 Paved				2022		249,500		123,100		0		372,600	
								1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet				2023		311,900		153,900		25,000		440,800	
								TREE GROWTH PLAN 0				2024		311,900		153,900		25,000		440,800	
								CONSERV EASE 0													
								Sale Data													
Inspection Witnessed By:								Sale Date		11/17/2021											
								Price		410,000											
								Sale Type		2 Land & Buildings											
								1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6.		9.											
								Financing		9 Unknown											
Notes: 2004-CHANGED ACRES FROM 8.00 TO 5.88 PER MDOT SURVEY BROUGHT IN BY MR. GARDNER 8/16/2005-DISCOVERED THIS PROPERTY WAS CODED FOR RURAL ZONING WHEN IN FACT IT IS IN THE SHORELAND RESIDENTIAL ZONE. MADE THE CORRECTION AND SENT NEW VALUATION REPORT TO THE OWNER. 2006-PREVIOUS OWNER: BILLY T. & CLAIRE B. GARDNER BK1217 PG230. SOLD TO CREIGHTON C. BLENKHORN BK3541 PG128 FOR \$315,000 WHO THEN CREATED JOINT TENANCY WISCASSET RICE-BLENKHORN BK3560 PG122. MR. CREIGHTON DEED STATED 8 ACRES SO MAP WAS								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.													
				Fract. Acre				Acreage/Sites													
				21.HS Size Adj		26		1.00		100		%		0							
				22.Base Waterfron		27		1.00		100		%		0							
				23.Deep WF Size A		31		6.50		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								%									


WISCASSET

Map Lot R06-002-B

Account 808

Location 193 FEDERAL STREET

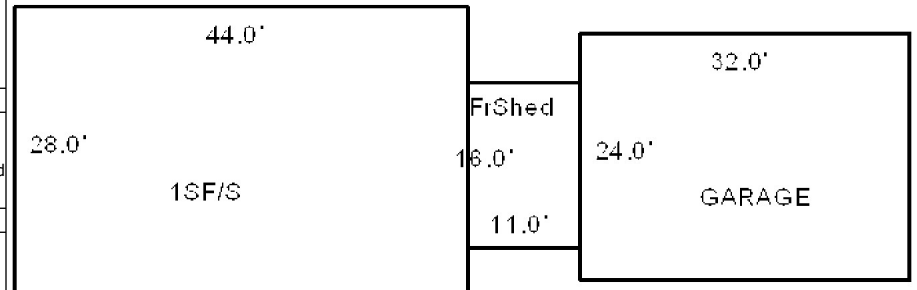
Card 1 Of 1 9/26/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1408
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1985	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/23/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	0	768	3 105	4	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	2005	112	3 105	4	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



WISCASSET

WISCASSET

Map Lot R06-003

Account 810

Location 202 FEDERAL STREET

Card 1

Of 1

9/26/2024

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 400
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1954	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/23/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	0	380	0 0	0	0 %	0 %		1.ONE STORY FRAM
76 1.25 ST	1984	624	3 100	4	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

20.0'	1sf/b	20.0'
20.0'		
1.75 SF/E		19.0'

GARAGE 1.25 S 24X26



Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
Square Foot		Square Feet				Acres
16.Regular Lot				%		30.Rear 20+
17.Secondary Site				%		31.Waterfront Rea
18.Secondary Site				%		32.Open Space
19.Condominium				%		33.RestrictEsm
20.Base Homesite				%		34.PASTURE 1
				%		35.HORTICULTURAL-
Fract. Acre		Acreage/Sites				36.Pasture 3
21.HS Size Adj				%		37.Softwood
22.Base Waterfron				%		38.Mixed Wood
23.Deep WF Size A				%		39.Hardwood
Acres				%		40.Wasteland
24.Base Waterfron				%		41.CAMP SITE
25.Shallow WF Siz				%		42.Mobile Home Si
26.Base Water Inf				%		43.Condo Site
27.Influence W Si				%		44.Site Improve
28.Rear Land 1-10				%		45.CAMP SITE
29.Rear Land 11-2				%		46.PAVING/00
		Total Acreage		0.00		

WISCASSET

Map Lot R06-003-SOLAR ON

Account 2785

Location 202 FEDERAL STREET

Card 1 Of 1 9/26/2024

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6. 9.		
3.Wet	6.	9.				Information Code 0		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected								
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
124 SOLAR PANELS	2022				%	%	7,800	3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl 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 R06-004			Account 811			Location 212 FEDERAL STREET			Card 1 Of 1			9/26/2024			
DAVIS, STEPHANIE L WISCASSET ME 04578 B4671P255						Property Data			Assessment Record						
						Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	124,500	139,300	0	263,800		
						FARM LAND YEAR 0			2012	124,500	139,300	0	263,800		
						OPEN SPACE YEAR 0			2013	124,500	139,300	0	263,800		
Previous Owner BACOT, CASA HUGER C/O STEPHANIE L. DAVIS 212 FEDERAL STREET WISCASSET ME 04578 Sale Date: 6/06/2013						Zone/Land Use 16 RESIDENTIAL			2014	124,500	139,300	0	263,800		
						Secondary Zone			2015	124,500	139,300	10,000	253,800		
									2016	124,500	139,300	15,000	248,800		
						Topography 1 Level			2017	124,500	139,300	20,000	243,800		
									2018	124,500	140,800	20,000	245,300		
Previous Owner POLLOCK, JOHN Y. POLLOCK, SHEILA H. C/O CASA HUGER BACOT WISCASSET ME 04578 Sale Date: 4/18/2006						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2019	124,500	140,800	20,000	245,300		
						Utilities 2 Public Water 3 Public Sewer			2020	124,500	142,600	25,000	242,100		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	124,500	142,600	25,000	242,100		
						Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	124,500	143,800	24,000	244,300		
									2023	155,600	179,800	25,000	310,400		
									2024	155,600	183,600	25,000	314,200		
						Land Data									
						Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00		
									Frontage	Depth	Factor	Code			
											%				
											%				
											%				
											%				
		%													
		%													
Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Square Feet												
				%											
				%											
				%											
				%											
				%											
				%											
				%											
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2			Acreage/Sites												
			20	1.00	100	%	0								
			21	1.00	100	%	0								
			28	1.75	100	%	0								
					%										
Total Acreage 2.75															



WISCASSET

Map Lot R06-004

Account 811

Location 212 FEDERAL STREET

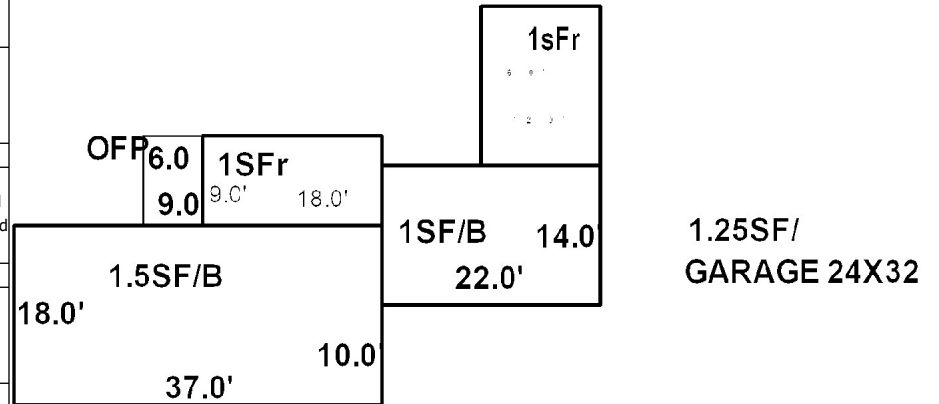
Card 1 Of 1 9/26/2024

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 666
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1848	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 2	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/23/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	371	0 0	0	0 %	0 %		1.ONE STORY FRAM
76 1.25 ST	1990	768	3 100	4	0 %	100 %		2.TWO STORY FRAM
25 Frame Bay	0	21	0 0	0	0 %	0 %		3.THREE STORY FR
1 ONE STORY	1999	162	4 95	4	0 %	100 %		4.1 & 1/2 STORY
21 Open Frame	1999	54	4 95	4	0 %	100 %		5.1 & 3/4 STORY
1 ONE STORY	2017	192	9 100	4	0 %	100 %		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



COURT, EMILY A
222 FEDERAL STREET
WISCASSET ME 04578

B3996P316 B4847P51

Previous Owner
DODSON JR., PAUL E. J/T
DODSON, ELIZABETH K.

WISCASSET ME 04578
Sale Date: 12/12/2014

Previous Owner
BOND, ALICE W.
C/O PAUL E. & ELIZABETH DODSON, JR.
222 FEDERAL STREET
WISCASSET ME 04578
Sale Date: 5/25/2008

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'16 ADD FINISH OVER GARAGE
2006-ALL SHEDS REMOVED.
04/25/2008-Property sold to Paul E. Dodson, Jr. & Elizabeth K.
Dodson. Previous BK1525 Pg 43.
01/20/2009-barn removed

WISCASSET

Property Data

Neighborhood	105 RURAL NORTH		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	21 RURAL		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	2 Public Water	3 Public Sewer	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	12/12/2014		
Price	285,000		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convert	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	77,600	170,200	16,000	231,800
2012	77,600	170,200	16,000	231,800
2013	77,600	170,200	16,000	231,800
2014	77,600	170,200	16,000	231,800
2015	77,600	170,200	0	247,800
2016	77,600	181,600	0	259,200
2017	77,600	181,600	0	259,200
2018	77,600	181,600	0	259,200
2019	77,600	181,600	20,000	239,200
2020	77,600	181,600	25,000	234,200
2021	77,600	181,600	25,000	234,200
2022	77,600	181,600	24,000	235,200
2023	97,000	227,000	25,000	299,000
2024	97,000	227,000	25,000	299,000

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
						8.View/Environ
Square Foot		Square Feet				9.Fract Share
16.Regular Lot				%		Acres
17.Secondary Site				%		30.Rear 20+
18.Secondary Site				%		31.Waterfront Rea
19.Condominium				%		32.Open Space
20.Base Homesite				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
Fract. Acre		Acreage/Sites				36.Pasture 3
21.HS Size Adj	26	1.00	100	%	0	37.Softwood
22.Base Waterfront	27	1.00	100	%	0	38.Mixed Wood
23.Deep WF Size A	28	0.28	100	%	0	39.Hardwood
Acres				%		40.Wasteland
24.Base Waterfront				%		41.CAMP SITE
25.Shallow WF Siz				%		42.Mobile Home Si
26.Base Water Inf				%		43.Condo Site
27.Influence W Si				%		44.Site Improve
28.Rear Land 1-10						45.CAMP SITE
29.Rear Land 11-2						46.PAVING/00
		Total Acreage		1.28		

WISCASSET

Map Lot R06-005


Account 812

Location 222 FEDERAL STREET

Card 1

Of 1

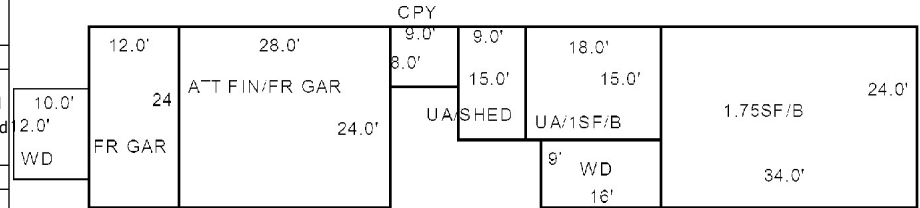
9/26/2024

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 4 Warm & Cool Air	Insulation 3 Capped Only
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 816
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1870	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/09/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
38 UA/Fr/B	0	270	0 0	0	0 %	0 %		1.ONE STORY FRAM
28 Unfinished Attic	0	135	0 0	0	0 %	0 %		2.TWO STORY FRAM
24 Frame Shed	0	135	0 0	0	0 %	0 %		3.THREE STORY FR
68 Wood Deck	1990	144	0 0	0	0 %	0 %		4.1 & 1/2 STORY
23 Frame Garage	2009	288	4 100	4	0 %	100 %		5.1 & 3/4 STORY
77 1.50 ST	2009	672	4 100	4	0 %	100 %		6.2 & 1/2 STORY
61 Canopy	2009	72	3 100	4	0 %	100 %		21.Open Frame Por
68 Wood Deck	2009	120	3 100	4	0 %	100 %		22.Encl Frame Por
29 Finished Attic	2015	672	4 100	4	0 %	100 %		23.Frame Garage
					%	%		24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic



Map Lot R06-005-A			Account 813			Location 45 BAYVIEW HEIGHTS			Card 1 Of 1			9/26/2024			
GORDON, MATTHEW S WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood 105 RURAL NORTH			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	44,700	283,500	10,000	318,200		
						FARM LAND YEAR 0			2012	44,700	283,500	10,000	318,200		
						OPEN SPACE YEAR 0			2013	44,700	283,500	10,000	318,200		
B2218P296						Zone/Land Use 21 RURAL			2014	44,700	283,500	10,000	318,200		
						Secondary Zone			2015	44,700	283,500	10,000	318,200		
									2016	44,700	283,500	15,000	313,200		
						Topography 2 Rolling			2017	44,700	283,500	20,000	308,200		
						1.Level 4.Below St 7.Steep			2018	44,700	283,500	20,000	308,200		
						2.Rolling 5.Low 8.Rough			2019	44,700	283,500	20,000	308,200		
						3.Above St 6.Swampy 9.			2020	44,700	283,500	25,000	303,200		
						Utilities 4 Drilled Well 6 Septic System			2021	44,700	283,500	25,000	303,200		
						1.Public 4.Dr Well 7.Cesspool			2022	44,700	283,500	24,000	304,200		
						2.Water 5.DUG/LAKE 8.			2023	55,900	354,400	25,000	385,300		
						3.Sewer 6.Septic 9.None			2024	55,900	354,400	25,000	385,300		
						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									
X						Sale Date 2/01/1997									
						Price 35,000									
						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									
Notes: 10/24/02-REVIEWED S.F.AND COMPARED SALE PRICE OF ADDISON(COMPARABLE) WHICH SOLD FOR \$243,000 - THIS VALUE RIGHT IN LINE WITH THAT. WENT TO GORDON PROPERTY TO REVIEW THE OUTBUILDINGS LISTED AS "A" GRADE. THE FIELD REVIEW SHOWED THE FOLLOWING AND ADJUSTMENTS WERE MADE TO THAT EFFECT. ADJUSTED SF TO 1120 + 36=1156 ON MAIN HOUSE. GARAGE ACTUALLY 3/4 SF OVER A GARAGE, NOT 2 STORY WISCASSET						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.									
						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									
						Front Foot		Type	Effective		Influence		Influence Codes		
						11.Regular Lot			Frontage	Depth	Factor	Code	1.Open Space		
						12.Delta Triangle					%		2.Neighborhood A		
						13.Nabla Triangle					%		3.Topography		
						14.Rear Land					%		4.Size/Shape		
						15.Front Foot					%		5.Access		
											%		6.Restriction		
											%		7.Corner/Locatio		
											%		8.View/Environ		
											%		9.Fract Share		
											%		Acres		
											%		30.Rear 20+		
											%		31.Waterfront Rea		
											%		32.Open Space		
											%		33.RestrictEsm		
											%		34.PASTURE 1		
											%		35.HORTICULTURAL-		
											%		36.Pasture 3		
						20				1.00	100	%	0	37.Softwood	
						21				1.00	100	%	0	38.Mixed Wood	
						28				3.10	100	%	0	39.Hardwood	
											%		40.Wasteland		
											%		41.CAMP SITE		
											%		42.Mobile Home Si		
											%		43.Condo Site		
											%		44.Site Improveme		
											%		45.CAMP SITE		
											%		46.PAVING/00		
											%				
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WISCASSET

Map Lot R06-005-A

Account 813

Location 45 BAYVIEW HEIGHTS

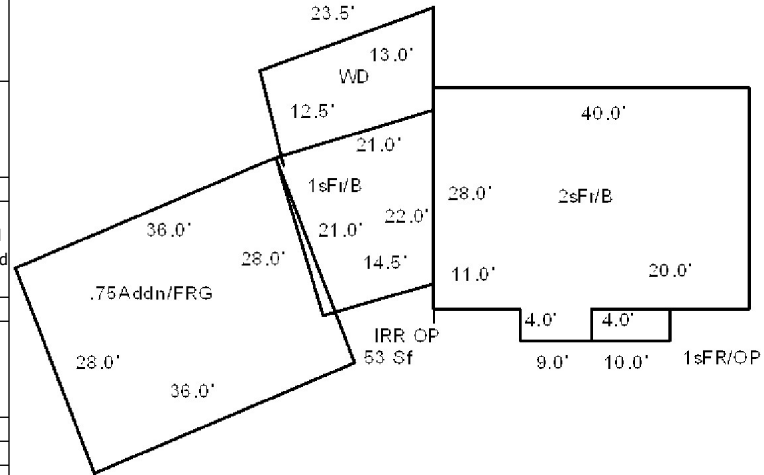
Card 1 Of 1 9/26/2024

Building Style 5 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 100% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1156
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 9	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1999	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/16/2002

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	320	0 0	0	0 %	100 %	
21 Open Frame	0	40	0 0	0	0 %	100 %	
21 Open Frame	0	70	0 0	0	0 %	100 %	
92 3/4S AD/GAR.....	0	1008	0 0	0	0 %	100 %	
68 Wood Deck	0	258	0 0	0	0 %	100 %	
24 Frame Shed	0	140	3 100	4	0 %	100 %	
1 ONE STORY	0	40	0 0	0	0 %	100 %	
21 Open Frame	0	53	0 0	0	0 %	100 %	
					%	%	
					%	%	



Map Lot R06-005-B			Account 814			Location 14 BAYVIEW HEIGHTS			Card 1 Of 1			9/26/2024			
CONROY, RICHARD C J/T CONROY, GERARD T BRIDGEWATER MA 02324						Property Data			Assessment Record						
						Neighborhood 105 RURAL NORTH			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	77,000	149,600	0	226,600		
						FARM LAND YEAR 0			2012	77,000	149,600	0	226,600		
						OPEN SPACE YEAR 0			2013	77,000	149,600	0	226,600		
B2049P50 B4084P85						Zone/Land Use 21 RURAL			2014	77,000	149,600	0	226,600		
Previous Owner CONROY, RICHARD C. 55 AMHERST AVENUE BRIDGEWATER MA 02324 Sale Date: 1/02/2009						Secondary Zone			2015	77,000	149,600	0	226,600		
						2016			77,000	149,600	0	226,600			
						Topography 2 Rolling			2017	77,000	149,600	0	226,600		
						2018			77,000	149,600	0	226,600			
						2019			77,000	149,600	0	226,600			
						Utilities 2 Public Water 3 Public Sewer			2020	77,000	149,600	0	226,600		
						2021			77,000	149,600	0	226,600			
						2022			77,000	149,600	0	226,600			
						2023			96,300	186,900	0	283,200			
						2024			96,300	186,900	0	283,200			
Inspection Witnessed By:						Land Data									
						Front Foot		Type	Effective		Influence		Influence Codes		
									Frontage	Depth	Factor	Code			
									11.Regular Lot					1.Open Space	
									12.Delta Triangle					2.Neighborhood A	
X						13.Nabla Triangle		14.Rear Land		4.Size/Shape					
								15.Front Foot		5.Access					
								6.Restriction							
								7.Corner/Locatio							
						Date						Square Foot		Square Feet	
9.Fract Share															
Acres															
30.Rear 20+															
No./Date												Description		Date Insp.	
						32.Open Space									
						33.RestrictEsm									
						34.PASTURE 1									
						Notes:						Fract. Acre		Acres/Sites	
26		1.00	100	%	0									36.Pasture 3	
27		1.00	100	%	0									37.Softwood	
				%										38.Mixed Wood	
ELIZABETH CONROY DECEASED 9/4/2000, NOW OWNED BY SON RICHARD. 2009-ADDED GERARD T. CONROY AT JOINT TENANT.												Acres			
								%		40.Wasteland					
								%		41.CAMP SITE					
								%		42.Mobile Home Si					
						WISCASSET						Total Acreage		1.00	
		44.Site Improve													
		45.CAMP SITE													
		46.PAVING/00													

WISCASSET

Map Lot R06-005-B

Account 814

Location 14 BAYVIEW HEIGHTS

Card 1 Of 1 9/26/2024

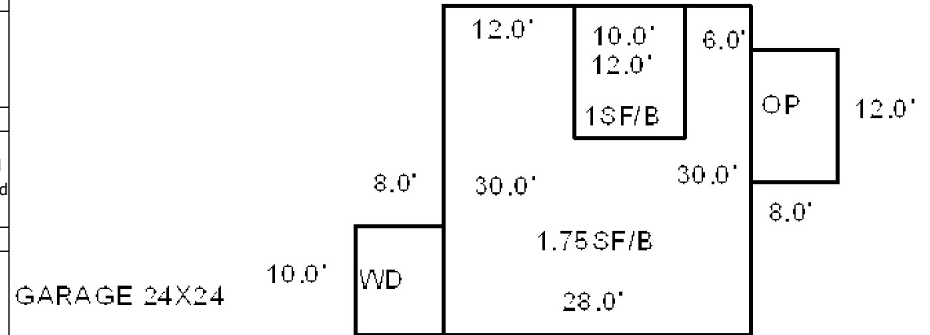
Building Style 5 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 840
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1989	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaitn 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 4 Agent
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/16/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	0	576	3 100	4	0 %	100 %	
21 Open Frame	0	96	0 0	0	0 %	0 %	
68 Wood Deck	0	40	0 0	0	0 %	0 %	
68 Wood Deck	2001	304	0 0	0	0 %	0 %	
11 1	0	120	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



PULS, KATHARINE
39 BAYVIEW HEIGHTS
WISCASSET ME 04578

B5623P211

Previous Owner
STEWART, JIM W
STEWART, ANN G

WISCASSET ME 04578
Sale Date: 11/23/2020

Previous Owner
BARTLETT, MICHAEL LEE
C/O JIM STEWARTS
39 BAYVIEW HEIGHTS
WISCASSET ME 04578
Sale Date: 6/30/2017

Previous Owner
ADDISON, WILFRED J. (HEIRS)
ADDISON, CAROLE M.

CHARLOTTE NC 28271
Sale Date: 7/22/2013

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

11/2013-Changed address as this house sold and will be billed to new owner for tax year 2014.
2014-Previous owner: Wilfred & Carole Addison bought 12/95 BK2114 PG251 for \$243,000 and sold for \$302,500 in 7/2013.

WISCASSET

Property Data

Neighborhood	105 RURAL NORTH		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	21 RURAL		
Secondary Zone			
Topography	2 Rolling	7 Steep	
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	1 All Public		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	11/23/2020		
Price	470,000		
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	81,200	280,200	10,000	351,400
2012	81,200	280,200	10,000	351,400
2013	81,200	280,200	10,000	351,400
2014	81,200	280,200	0	361,400
2015	81,200	280,200	0	361,400
2016	81,200	280,200	0	361,400
2017	81,200	280,200	0	361,400
2018	81,200	280,200	0	361,400
2019	81,200	280,200	20,000	341,400
2020	81,200	280,200	25,000	336,400
2021	81,200	280,200	0	361,400
2022	81,200	280,200	24,000	337,400
2023	101,500	350,300	25,000	426,800
2024	101,500	350,300	25,000	426,800

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
						8.View/Environ
Square Foot		Square Feet				9.Fract Share
16.Regular Lot				%		Acres
17.Secondary Site				%		30.Rear 20+
18.Secondary Site				%		31.Waterfront Rea
19.Condominium				%		32.Open Space
20.Base Homesite				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
Fract. Acre		Acreage/Sites				36.Pasture 3
21.HS Size Adj	26	1.00	100	%	0	37.Softwood
22.Base Waterfron	27	1.00	100	%	0	38.Mixed Wood
23.Deep WF Size A	28	2.10	100	%	0	39.Hardwood
Acres				%		40.Wasteland
24.Base Waterfron				%		41.CAMP SITE
25.Shallow WF Siz				%		42.Mobile Home Si
26.Base Water Inf				%		43.Condo Site
27.Influence W Si				%		44.Site Improve
28.Rear Land 1-10						45.CAMP SITE
29.Rear Land 11-2						46.PAVING/00
		Total Acreage		3.10		


WISCASSET

Map Lot R06-005-C

Account 815

Location 39 BAYVIEW HEIGHTS

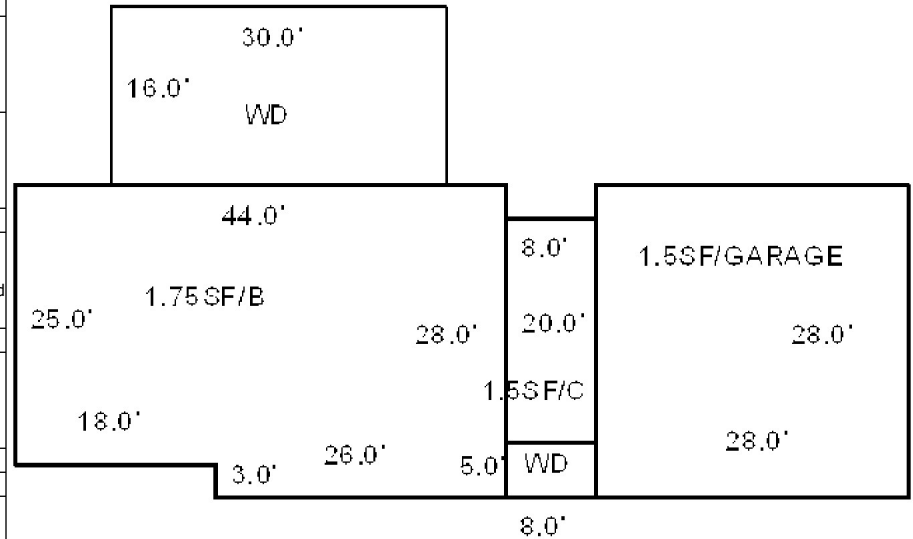
Card 1 Of 1 9/26/2024

Building Style 4 Cape Cod	SF Bsmt Living 500	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 9 110	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 1 GOOD	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 110%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 1 GOOD	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1178
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1994	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code Location
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/23/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
4 1 & 1/2 STORY FR	0	160	0 0	0	0 %	0 %		1.ONE STORY FRAM
77 1.50 ST	0	784	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	0	480	0 0	0	0 %	0 %		3.THREE STORY FR
68 Wood Deck	0	40	0 0	0	0 %	0 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



NELSON, JOHN KEVIN
240 FEDERAL STREET
WISCASSET ME 04578

B5172P309

Previous Owner
NELSON, COLEMAN
P.O. BOX 3301

VICTORIA TX 77903
Sale Date: 7/26/2017

Previous Owner
HALL, DOUGLAS A.
HALL, ARLENE E.

WELLS ME 04090
Sale Date: 7/20/2015

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

12/3/2013-Removed homestead exemption as will receive in Wells in 2014.

WISCASSET

Property Data

Neighborhood 105 RURAL NORTH		
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	3 Public Sewer
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street	1 Paved	
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN 0		
CONSERV EASE 0		
Sale Data		
Sale Date 7/26/2017		
Price		
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	9 Unknown	
1.Convert	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	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	78,300	201,700	10,000	270,000
2012	78,300	201,700	10,000	270,000
2013	78,300	201,700	10,000	270,000
2014	78,300	201,700	0	280,000
2015	78,300	201,700	0	280,000
2016	78,300	201,700	0	280,000
2017	78,300	201,700	0	280,000
2018	78,300	201,700	0	280,000
2019	78,300	170,000	20,000	228,300
2020	78,300	170,000	25,000	223,300
2021	78,300	170,000	25,000	223,300
2022	78,300	170,000	24,000	224,300
2023	97,800	212,500	25,000	285,300
2024	97,800	212,500	25,000	285,300

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
Square Foot		Square Feet				Acres
16.Regular Lot				%		30.Rear 20+
17.Secondary Site				%		31.Waterfront Rea
18.Secondary Site				%		32.Open Space
19.Condominium				%		33.RestrictEsm
20.Base Homesite				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
Fract. Acre		Acreage/Sites				37.Softwood
21.HS Size Adj	26	1.00	100	%	0	38.Mixed Wood
22.Base Waterfron	27	1.00	100	%	0	39.Hardwood
23.Deep WF Size A	28	0.63	100	%	0	40.Wasteland
Acres				%		41.CAMP SITE
24.Base Waterfron				%		42.Mobile Home Si
25.Shallow WF Siz				%		43.Condo Site
26.Base Water Inf				%		44.Site Improveve
27.Influence W Si				%		45.CAMP SITE
28.Rear Land 1-10						
29.Rear Land 11-2						
		Total Acreage		1.63		


WISCASSET

Map Lot R06-006-A

Account 816

Location 240 FEDERAL STREET

Card 1 Of 1 9/26/2024

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 0% 9 Not Heated	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 2	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1340
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 5	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1890	# Half Baths 1	Funct. % Good 100%
Year Remodeled 1968	# Addn Fixtures 1	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 1		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/30/2007

Additions, Outbuildings & Improvements

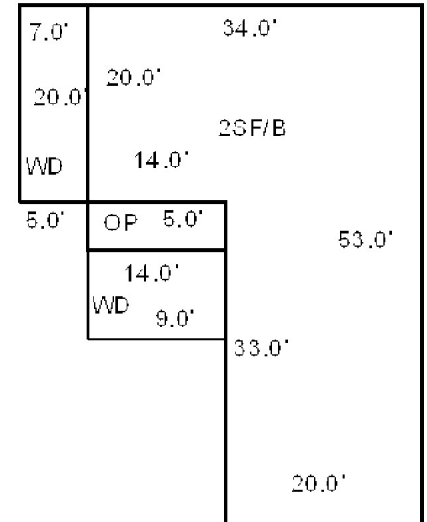
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	70	0 0	0	0 %	0 %	
68 Wood Deck	1988	140	0 0	0	0 %	0 %	
78 1.75 ST	1970	624	3 100	4	0 %	100 %	
24 Frame Shed	1970	276	2 100	2	0 %	100 %	
63 Swimming Pool	1970	1	3 100	4	99 %	100 %	
68 Wood Deck	2001	126	2 100	3	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	

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

IGP

1.75 SF GARAGE 24X26

SHED 23X24



03/03/2007

Map Lot R06-006-B			Account 817			Location 18 DEER RIDGE ROAD			Card 1 Of 3			9/26/2024			
DC DEER RIDGE, LLC 631 STEVENS AVENUE, SUITE 203 PORTLAND ME 04103						Property Data			Assessment Record						
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	1,251,500	576,100	0	1,827,600		
						FARM LAND YEAR 0			2012	1,251,500	576,100	0	1,827,600		
						OPEN SPACE YEAR 0			2013	1,251,500	576,100	0	1,827,600		
B5711P235						Zone/Land Use 21 RURAL			2014	1,251,500	666,100	0	1,917,600		
Previous Owner CEI HOUSING, INC. C/O C & C REALTY MANAGEMENT PO BOX 2506 AUGUSTA ME 04338 Sale Date: 5/13/2021						Secondary Zone			2015	1,251,500	666,100	0	1,917,600		
						Topography 2 Rolling			2016	1,251,500	666,100	0	1,917,600		
									2017	1,251,500	666,100	0	1,917,600		
Previous Owner WISCASSET ELDERLY HOUSING 177 HIGH STREET PORTLAND ME 04101						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	1,251,500	666,100	0	1,917,600		
									2019	1,251,500	576,100	1,273,500	554,100		
						Utilities 2 Public Water 3 Public Sewer			2020	1,251,500	576,100	1,273,500	554,100		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	1,251,500	576,100	1,273,500	554,100		
									2022	915,300	430,100	0	1,345,400		
									2023	970,200	457,800	0	1,428,000		
						Street 1 Paved			2024	970,200	457,800	0	1,428,000		
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			Land Data						
						Front Foot		Type	Effective		Influence		Influence Codes		
								Frontage	Depth	Factor	Code				
11.Regular Lot				%		1.Open Space									
12.Delta Triangle				%		2.Neighborhood A									
13.Nabla Triangle				%		3.Topography									
						14.Rear Land				%		4.Size/Shape			
						15.Front Foot				%		5.Access			
										%		6.Restriction			
										%		7.Corner/Locatio			
										%		8.View/Environ			
Inspection Witnessed By:										%		9.Fract Share			
										%		Acres			
										%		30.Rear 20+			
										%		31.Waterfront Rea			
										%		32.Open Space			
X										%		33.RestrictEsm			
										%		34.PASTURE 1			
										%		35.HORTICULTURAL-			
										%		36.Pasture 3			
										%		37.Softwood			
Notes: '22 Per review of appraisal adjust to 1.9 million. Also fix land pricing to represent 4.25 acres. Per review adjust cd #2 physical to 0% to let depreciation function properly. '19 Solar panels now Personal Property. (Exempt for CEI at this time). 2004-PREVIOUS OWNER: WISCASSET ELDERLY HOUSING BK1050 PG204										%		38.Mixed Wood			
										%		39.Hardwood			
										%		40.Wasteland			
										%		41.CAMP SITE			
										%		42.Mobile Home Si			
WISCASSET										%		43.Condo Site			
										%		44.Site Improve			
										%		45.CAMP SITE			
										%		46.PAVING/00			
										%					
						Total Acreage		4.25							

WISCASSET

Map Lot R06-006-B

Account 817

Location 18 DEER RIDGE ROAD

Card 1

Of 3

9/26/2024

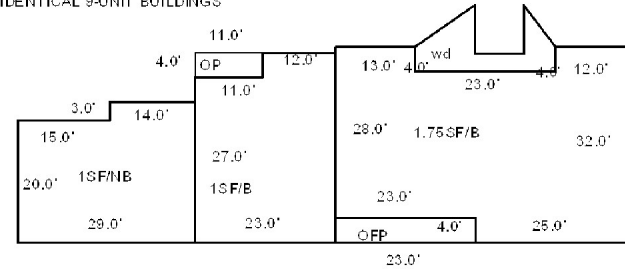
Building Style	SF Bsmt Living	Layout
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 0%	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic
Dwelling Units	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin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

Date Inspected 1/23/2007

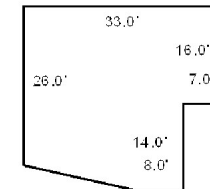
Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
201 APT	1980	3680	4 100	5	0 %	112 %	
41 2S Open Fr Porch	0	55	0 0	5	0 %	112 %	
68 Wood Deck	0	312	0 0	5	0 %	112 %	
190	1980	748	4 100	5	0 %	112 %	
24 Frame Shed	1980	144	3 100	4	0 %	112 %	
204 BSMT	1980	2044	4 100	5	0 %	112 %	
41 2S Open Fr Porch	0	92	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	

3 IDENTICAL 9-UNIT BUILDINGS



COMMUNITY ROOM (LAUNDRY, LOUNGE)



Map Lot R06-006-B

Account 817

Location 18 DEER RIDGE ROAD

Card 2 Of 3 9/26/2024

DC DEER RIDGE, LLC
631 STEVENS AVENUE, SUITE 203
PORTLAND ME 04103

B5711P235

Previous Owner
CEI HOUSING, INC.
C/O C & C REALTY MANAGEMENT
PO BOX 2506
AUGUSTA ME 04338
Sale Date: 5/13/2021

Previous Owner
WISCASSET ELDERLY HOUSING

177 HIGH STREET
PORTLAND ME 04101

Property Data

Neighborhood **101 VILLAGE**

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 **5/13/2021**

Price **1,489,523**

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 0 394,300 0 394,300

2012 0 394,300 0 394,300

2013 0 394,300 0 394,300

2014 0 394,300 0 394,300

2015 0 394,300 0 394,300

2016 0 394,300 0 394,300

2017 0 394,300 0 394,300

2018 0 394,300 0 394,300

2019 0 394,300 0 394,300

2020 0 394,300 0 394,300

2021 0 394,300 0 394,300

2022 0 288,300 0 288,300

2023 0 307,000 0 307,000

2024 0 307,000 0 307,000

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

Influence

Influence Codes

Frontage

Depth

Factor

Code

%
%
%
%
%
%
%

Square Feet

%
%
%
%
%
%
%

Acres

%
%
%
%
%
%
%

Acres/Sites

%
%
%
%
%
%
%

Total Acreage

0.00

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

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

WISCASSET


WISCASSET

Map Lot R06-006-B

Account 817

Location 18 DEER RIDGE ROAD

Card 2 Of 3 9/26/2024

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

Date Inspected 1/23/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
201 APT	1980	3680	4 100	5	0 %	85 %		1.ONE STORY FRAM
41 2S Open Fr Porch	1980	55	4 100	5	0 %	85 %		2.TWO STORY FRAM
68 Wood Deck	1980	312	4 100	5	0 %	85 %		3.THREE STORY FR
204 BSMT	1980	2044	4 100	5	0 %	85 %		4.1 & 1/2 STORY
41 2S Open Fr Porch	1980	92	4 100	5	0 %	85 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl 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 R06-006-B

Account 817

Location 18 DEER RIDGE ROAD

Card 3 Of 3 9/26/2024

DC DEER RIDGE, LLC

631 STEVENS AVENUE, SUITE 203

PORTLAND ME 04103

B5711P235

Previous Owner

CEI HOUSING, INC.

C/O C & C REALTY MANAGEMENT

PO BOX 2506

AUGUSTA ME 04338

Sale Date: 5/13/2021

Previous Owner

WISCASSET ELDERLY HOUSING

177 HIGH STREET

PORTLAND ME 04101

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Property Data

Neighborhood **101 VILLAGE**

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 **5/13/2021**

Price **1,489,523**

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	0	325,000	0	325,000
2012	0	325,000	0	325,000
2013	0	325,000	0	325,000
2014	0	325,000	0	325,000
2015	0	325,000	0	325,000
2016	0	325,000	0	325,000
2017	0	325,000	0	325,000
2018	0	325,000	0	325,000
2019	0	325,000	0	325,000
2020	0	325,000	0	325,000
2021	0	325,000	0	325,000
2022	0	276,200	0	276,200
2023	0	294,000	0	294,000
2024	0	294,000	0	294,000

Land Data

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

Square Foot

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

Fract. Acre

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

Acres

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

Total Acreage 0.00

WISCASSET


WISCASSET

Map Lot R06-006-B

Account 817

Location 18 DEER RIDGE ROAD

Card 3 Of 3 9/26/2024

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 0%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmoint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6. 9.		
3.Wet	6.	9.				Information Code 0		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected 1/23/2007								
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
201 APT	1980	3680	4 100	5	0 %	85 %		3.THREE STORY FR
41 2S Open Fr Porch	0	55	4 100	5	0 %	85 %		4.1 & 1/2 STORY
204 BSMT	0	2044	4 100	5	0 %	85 %		5.1 & 3/4 STORY
41 2S Open Fr Porch	0	92	4 100	5	0 %	85 %		6.2 & 1/2 STORY
68 Wood Deck	0	312	4 100	5	0 %	85 %		21.Open Frame Por
					%	%		22.Encl 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 R06-006-C			Account 818		Location 29 DEER RIDGE ROAD		Card 1 Of 1		9/26/2024														
PEPE, TIFFANY L PEPE, VINCENT M 29 DEER RIDGE ROAD WISCASSET ME 04578 B4463P267 B5120P63			Property Data			Assessment Record																	
			Neighborhood 105 RURAL NORTH			Year	Land	Buildings	Exempt	Total													
			Tree Growth Year 0			2011	99,300	288,900	10,000	378,200													
			FARM LAND YEAR 0			2012	99,300	288,900	0	388,200													
			OPEN SPACE YEAR 0			2013	99,300	288,900	0	388,200													
Previous Owner PONTE, JOSEPH J/T PONTE, MARIA A. WISCASSET ME 04578 Sale Date: 3/24/2017			Zone/Land Use 21 RURAL			2014	99,300	288,900	0	388,200													
			Secondary Zone			2015	99,300	288,900	0	388,200													
						2016	99,300	288,900	0	388,200													
			Topography 2 Rolling			2017	99,300	288,900	0	388,200													
			Previous Owner WEST, SAIMA S. 29 DEER RIDGE ROAD WISCASSET ME 04578 Sale Date: 11/23/2011			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	99,300	288,900	0	388,200										
Utilities 2 Public Water 3 Public Sewer						2019	99,300	288,900	0	388,200													
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None						2020	99,300	288,900	0	388,200													
Street 1 Paved						2021	99,300	288,900	0	388,200													
						2022	99,300	288,900	0	388,200													
Previous Owner WEST, SAIMA S. (J/T) WEST, FRANS HENRY WISCASSET ME 04578 Sale Date: 1/02/2010			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2023	124,100	361,100	0	485,200													
			TREE GROWTH PLAN 0			Land Data		Front Foot		Type	Effective	Influence	Influence Codes										
			CONSERV EASE 0					11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot	Frontage	Depth	Factor	Code											
			Sale Data																				
			Sale Date 3/24/2017																				
Price 299,000																							
Sale Type 2 Land & Buildings			Square Foot		Square Feet																		
Inspection Witnessed By: X _____ Date _____ <table><tr><td>No./Date</td><td>Description</td><td>Date Insp.</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>			No./Date	Description	Date Insp.										1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.			16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite					
			No./Date	Description	Date Insp.																		
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																							
Notes: FORMER OWNER: (SON) JOHN HENRY WEST BK2023 PG0267 AND BK2658 PG201 (PROBATE) 1/11/2010-Mr. West passed away 01/02/2010 and property now is sole survivor, Saima. 2012-Per Saima West, no longer living here, removed homestead exemption. Sold property in November 2011. Previous BK2728 PG186.			Verified 5 Public Record			Fract. Acre		Acres/Sites															
			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres		26	1.00	100	%	0											
								27	1.00	100	%	0											
								28	10.00	100	%	0											
								29	2.25	100	%	0											

WISCASSET

Map Lot R06-006-C

Account 818

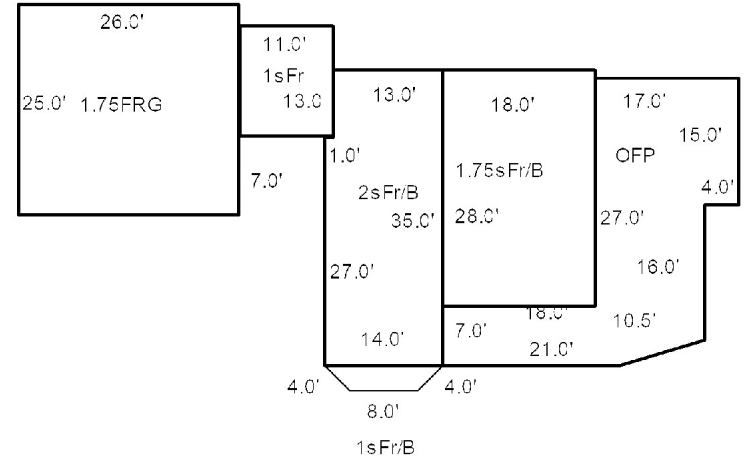
Location 29 DEER RIDGE ROAD

Card 1 Of 1 9/26/2024

Building Style	1 Conventional		SF Bsmt Living	468		Layout	1 Typical	
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade	9 100		1.Typical	4.	7.
2.Ranch	6.Split	10.Double	HEARTH	0		2.Inadeq	5.	8.
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type	100%	1 Hot Water BB	3.	6.	9.
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic	9 None	
Dwelling Units	1		2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units	0		3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.
Stories	5 One & 3/4 Story		4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type	0%	9 None	Insulation	1 Full	
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls	2 WOOD SHINGLE		3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style	2 TYPICAL		Unfinished %	0%	
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor	4 Good 100%	
3.COMP	7.NOv	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++ Grad
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 TYPICAL		3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)	1040	
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition	4 Average	
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim	0		# Rooms	7		2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM	0		# Bedrooms	3		3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM	0		# Full Baths	3		Phys. % Good	0%	
Year Built	1993		# Half Baths	1		Funct. % Good	100%	
Year Remodeled	0		# Addn Fixtures	0		Functional Code	9 None	
Foundation	1 Concrete		# Fireplaces	1		1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.				3.Defmaint	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good	100%	
Basement	4 Full Basement					Economic Code	None	
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.
Bsmt Gar # Cars	0					Entrance Code	1 Interior Inspect	
Wet Basement	1 Dry Basement					1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code	1 Owner	

Date Inspected 1/23/2007

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
1 ONE STORY	0	143	0 0	0	0 %	0 %		3.THREE STORY FR
11 1	0	44	0 0	0	0 %	0 %		4.1 & 1/2 STORY
21 Open Frame	0	411	0 0	0	0 %	0 %		5.1 & 3/4 STORY
92 3/4S AD/GAR.....	0	650	0 0	0	0 %	0 %		6.2 & 1/2 STORY
78 1.75 ST	0	936	0 0	0	0 %	100 %		21.Open Frame Por
						%		22.Encl Frame Por
						%		23.Frame Garage
						%		24.Frame Shed
						%		25.Frame Bay Wind
						%		26.1SFr Overhang
						%		27.Unfin Basement
						%		28.Unfinished Att
						%		29.Finished Attic



Map Lot R06-007			Account 819			Location 252 FEDERAL STREET			Card 1 Of 1 9/26/2024											
RENDALL, R KEITH J/T MITCHELL, JULIE F WISCASSET ME 04578			Property Data			Assessment Record														
			Neighborhood 105 RURAL NORTH			Year	Land	Buildings	Exempt	Total										
			Tree Growth Year 0			2011	85,000	150,300	16,000	219,300										
			FARM LAND YEAR 0			2012	85,000	150,300	16,000	219,300										
			OPEN SPACE YEAR 0			2013	85,000	150,300	16,000	219,300										
B1581P230 B4639P3			Zone/Land Use 21 RURAL			2014	85,000	150,300	0	235,300										
Previous Owner RENDALL, JR., KENNETH M. J/T RENDALL, R. KEITH & JULIE F. MITCHELL			Secondary Zone			2015	85,000	150,300	0	235,300										
			Topography 7 Steep 3 Above Street			2016	85,000	150,300	0	235,300										
WISCASSET ME 04578 Sale Date: 3/13/2013			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	85,000	150,300	0	235,300										
Previous Owner RENDALL, JR., KENNETH						2018	85,000	150,300	0	235,300										
PO BOX 573 WISCASSET ME 04578 Sale Date: 3/13/2013			Utilities 4 Drilled Well 3 Public Sewer			2019	85,000	150,300	0	235,300										
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	85,000	150,300	0	235,300										
Inspection Witnessed By:			Street 1 Paved			2021	85,000	150,300	0	235,300										
						2022	85,000	150,300	0	235,300										
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2023	106,300	187,900	0	294,200										
						2024	106,300	187,900	0	294,200										
			X <div>Date</div> <table><tr><td>No./Date</td><td>Description</td><td>Date Insp.</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>			No./Date	Description	Date Insp.										Land Data		
No./Date	Description	Date Insp.																		
Front Foot		Type				Effective		Influence		Influence Codes										
						Frontage	Depth	Factor	Code											
								%												
								%												
								%												
Square Foot			Square Feet																	
				%																
				%																
				%																
				%																
Fract. Acre			Acreage/Sites																	
			26	1.00	100	%	0													
			27	1.00	100	%	0													
			28	4.00	100	%	0													
					%															
Acres				%																
				%																
				%																
				%																
				%																
Total Acreage 5.00																				

Notes:
9/11/24 NAH, FROM OUTSIDE DOES NOT LOOK ANY REMOD STARTED
2010-Sold 1 acre to new lot 7C
2/26/11-Mrs. Rendall passed away.
2013-Added son and wife to property as joint tenants.
2014-Mr. Rendall passed away January 18, 2014. Removed veterans exemption and homestead exemption and sent son application for homestead exemption.

WISCASSET

WISCASSET

Map Lot R06-007


Account 819

Location 252 FEDERAL STREET

Card 1

Of 1

9/26/2024

Building Style 5 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 672
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1840	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

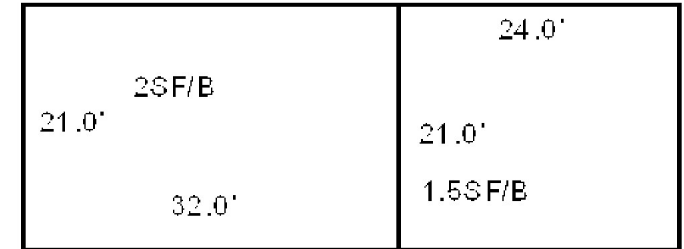
Date Inspected 3/14/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
14 1.5 Story/BSMT	0	504	0 0	0	0 %	0 %		1.ONE STORY FRAM
76 1.25 ST	1990	528	3 100	4	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	1999	96	3 100	4	0 %	100 %		3.THREE STORY FR
24 Frame Shed	2001	240	3 100	4	0 %	100 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

GARAGE 22X24

SHED 12X20



Map Lot R06-007-A			Account 820			Location ALNA ROAD			Card 1		Of 1		9/26/2024							
NT LAND III, LLC 15 RAILROAD ROW SUITE 101 WHITE RIVER JUNCTION VT 06001						Property Data			Assessment Record											
						Neighborhood 105 RURAL NORTH			Year	Land	Buildings	Exempt	Total							
						Tree Growth Year 0			2011	112,500	0	0	112,500							
						FARM LAND YEAR 0			2012	112,500	0	0	112,500							
						OPEN SPACE YEAR 0			2013	112,500	0	0	112,500							
B6003P120						Zone/Land Use 21 RURAL			2014	112,500	0	0	112,500							
Previous Owner THIBEAULT, PATRICIA F THIBEAULT, THOMAS JP 467 CUNDY'S HARBOR HARPSWELL ME 04079 Sale Date: 5/31/2023						Secondary Zone			2015	112,500	0	0	112,500							
									2016	112,500	0	0	112,500							
									Topography 2 Rolling			2017	112,500	0	0	112,500				
Previous Owner SUTTER, JEAN B. 271 FEDERAL STREET WISCASSET ME 04578 Sale Date: 8/14/2015						1.Level 4.Below St 7.Steep			2018	112,500	0	0	112,500							
						2.Rolling 5.Low 8.Rough			2019	112,500	0	0	112,500							
						3.Above St 6.Swampy 9.			2020	112,500	0	0	112,500							
						Utilities 9			2021	112,500	0	0	112,500							
						NoWater/NoSewer			2022	112,500	0	0	112,500							
Previous Owner SUTTER, JAMES C. SUTTER, JEAN B. WISCASSET ME 04578 Sale Date: 4/27/2012						1.Public 4.Dr Well 7.Cesspool			2023	140,600	0	0	140,600							
						2.Water 5.DUG/LAKE 8.			2024	96,900	0	0	96,900							
						3.Sewer 6.Septic 9.None			Land Data											
						Street 1 Paved			Front Foot		Type	Effective		Influence		Influence Codes				
						1.Paved 4.Proposed 7.						Frontage	Depth	Factor	Code					
Inspection Witnessed By:						TREE GROWTH PLAN 0			11.Regular Lot						1.Open Space					
						CONSERV EASE 0			12.Delta Triangle						2.Neighborhood A					
						Sale Data			13.Nabla Triangle						3.Topography					
						Sale Date 5/31/2023			14.Rear Land						4.Size/Shape					
						Price 80,000			15.Front Foot						5.Access					
X						Date			Square Foot						6.Restriction					
No./Date	Description				Date Insp.	Sale Type 1 Land Only		16.Regular Lot		Square Feet						7.Corner/Locatio				
						1.Land 4.Mobile 7.		17.Secondary Site								8.View/Environ				
						2.L & B 5.Other 8.		18.Secondary Site								9.Fract Share				
						3.Building 6. 9.		19.Condominium								Acres				
Notes: '24 Adjust homesites from 2 to 1. 2013-Mr. Sutter passed away April 27, 2012, leaving property to wife.						Financing 9 Unknown			20.Base Homesite								30.Rear 20+			
						1.Convent 4.Seller 7.			Fract. Acre			21.HS Size Adj		Acreage/Sites						31.Waterfront Rea
						2.FHA/VA 5.Private 8.						22.Base Waterfron	20	1.00	100	%	0	32.Open Space		
						3.Assumed 6.Cash 9.Unknown						23.Deep WF Size A	21	1.00	100	%	0	33.RestrictEsm		
						Validity 1 Arms Length Sale						Acres	28	10.00	100	%	0	34.PASTURE 1		
						Verified 5 Public Record			24.Base Waterfron		30		18.00	100	%	0	35.HORTICULTURAL-			
						1.Buyer 4.Agent 7.Family			25.Shallow WF Siz								36.Pasture 3			
						2.Seller 5.Pub Rec 8.Other			26.Base Water Inf								37.Softwood			
						3.Lender 6.MLS 9.			27.Influence W Si								38.Mixed Wood			
									28.Rear Land 1-10								39.Hardwood			
									29.Rear Land 11-2								40.Wasteland			
											Total Acreage		39.00				41.CAMP SITE			
																	42.Mobile Home Si			
																	43.Condo Site			
																	44.Site Improveveme			
																	45.CAMP SITE			
																	46.PAVING/00			
													</							

WISCASSET

Map Lot R06-007-A

Account 820

Location ALNA ROAD

Card 1 Of 1 9/26/2024

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

Map Lot	R06-007-B	Account	821	Location	11 DEER RIDGE ROAD	Card	1	Of	1	9/26/2024	
TAHINCIOGLU, KIMBERLY S WEST, CHRISTOPHER M 11 DEER RIDGE ROAD WISCASSET ME 04578 B5655P311				Property Data		Assessment Record					
				Neighborhood 105 RURAL NORTH		Year	Land	Buildings	Exempt	Total	
				Tree Growth Year 0		2011	61,500	209,000	10,000	260,500	
				FARM LAND YEAR 0		2012	61,500	209,000	10,000	260,500	
				OPEN SPACE YEAR 0		2013	61,500	209,000	10,000	260,500	
Previous Owner FEDERAL NATIONAL MORTGAGE ASSOCIATION 3900 WISCONSIN AVE, NW WASHINGTON DC 20016 Sale Date: 1/28/2021				Zone/Land Use 21 RURAL		2014	61,500	209,000	10,000	260,500	
				Secondary Zone		2015	61,500	209,000	10,000	260,500	
						2016	61,500	209,000	15,000	255,500	
				Topography 7 Steep 3 Above Street		2017	61,500	209,000	20,000	250,500	
				Previous Owner CINQ-MARS, KENNETH J/T CINQ-MARS, GISELE WISCASSET ME 04578 Sale Date: 1/14/2020		1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2018	61,500	209,000	20,000
Utilities 4 Drilled Well 6 Septic System		2019	61,500			209,000	20,000	250,500			
		2020	61,500			209,000	0	270,500			
		2021	61,500			209,000	0	270,500			
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2022	61,500			209,000	0	270,500			
Previous Owner CAMDEN NATIONAL BANK PO BOX 310 CAMDEN ME 04843 Sale Date: 1/13/2020				Street 1 Paved		2023	76,900	261,300	0	338,200	
				1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet		2024	76,900	261,300	0	338,200	
						Land Data					
						Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence
				Frontage	Depth				Factor	Code	
		%									
		%									
		%									
Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.C Condominium 20.Base Homesite		Square Feet									
				%							
				%							
				%							
				%							
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2		Acreege/Sites									
		26	1.00	75 %	3						
		27	1.00	100 %	0						
		28	1.00	100 %	0						
				%							
Verified 5 Public Record 1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.				%							
				%							
				%							
				%							
				%							
				Total Acreage		2.00					

WISCASSET

Map Lot R06-007-B

Account 821

Location 11 DEER RIDGE ROAD

Card 1 Of 1 9/26/2024

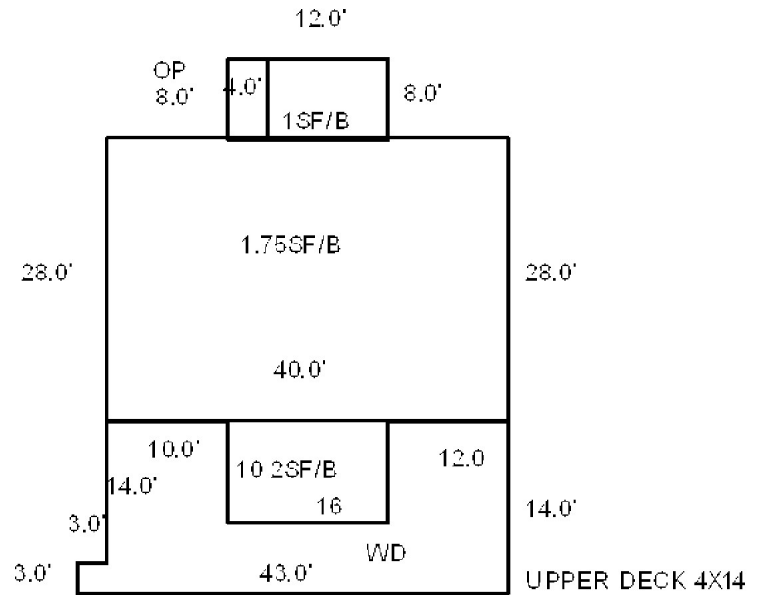
Building Style 1 Conventional	SF Bsmt Living 170	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 3 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1120
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 2006	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 2		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Date Inspected 3/20/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	0	96	0 0	0	0 %	100 %		1.ONE STORY FRAM
21 Open Frame	0	32	0 0	0	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	0	421	3 100	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	0	56	3 100	4	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	2007	128	3 100	4	0 %	90 %		5.1 & 3/4 STORY
12 2	0	160	0 0	4	0 %	100 %		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot R06-007-C

Account 2591

Location DEER RIDGE ROAD

Card 1 Of 1 9/26/2024

CINQ-MARS, KENNETH W J/T
CINQ-MARS, GISELE R
112 SEGUNILAND ROAD
GEORGETOWN ME 04548

B4257P216

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2010-This lot has R/W

WISCASSET

Property Data			Assessment Record						
Neighborhood 105 RURAL NORTH Tree Growth Year 0 FARM LAND YEAR 0 OPEN SPACE YEAR 0 Zone/Land Use 21 RURAL Secondary Zone			Year	Land		Buildings		Exempt	Total
			2011	38,600		0		0	38,600
			2012	38,600		0		0	38,600
			2013	38,600		0		0	38,600
			2014	38,600		0		0	38,600
Topography 7 Steep 3 Above Street 1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9. Utilities 9 NoWater/NoSewer 1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2015	38,600		0		0	38,600
			2016	38,600		0		0	38,600
			2017	38,600		0		0	38,600
			2018	38,600		0		0	38,600
			2019	38,600		0		0	38,600
TREE GROWTH PLAN 0 CONSERV EASE 0 Sale Data Sale Date 3/11/2010 Price 23,000 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.			2020	38,600		0		0	38,600
			2021	38,600		0		0	38,600
			2022	38,600		0		0	38,600
			2023	48,200		0		0	48,200
			2024	48,200		0		0	48,200
Land Data									
Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot			Type	Effective		Influence		Influence Codes	
				Frontage	Depth	Factor	Code		
						%		1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improveve 45.CAMP SITE	
						%			
						%			
						%			
						%			
						%			
			%						
Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Square Feet						
					%				
					%				
					%				
					%				
					%				
					%				
					%				
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2			Acreage/Sites						
			20	1.00	100	%	0		
			21	1.00	100	%	0		
			28	0.03	100	%	0		
					%				
Total Acreage 1.03					%				
					%				
					%				
					%				
					%				

WISCASSET

Map Lot R06-007-C

Account 2591

Location DEER RIDGE ROAD

Card 1 Of 1 9/26/2024

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

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
					%	%		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
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					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot		R06-008		Account		822		Location		146 GARDINER ROAD		Card		1		Of		2		9/26/2024																											
<div>WISCASSET SENIOR LIVING, LLC 162 COLLEGE HIGHWAY SOUTHAMPTON MA 01073</div> <div>B5934P311</div> <div>Previous Owner JSJ HOLDINGS, LLC 120 RIDGES COURT</div> <div>PORTSMOUTH NH 03801 Sale Date: 9/19/2022</div> <div>Previous Owner WISCASSET, INHABITANTS OF THE TOWN OF WISCASSET PRIMARY SCHOOL</div> <div>WISCASSET ME 04578 Sale Date: 1/26/2017</div> <div>Previous Owner REGIONAL SCHOOL UNIT NO. 12 PRIMARY SCHOOL C/O OFFICE OF THE SUPERINTENDENT WHITEFIELD ME 04353 Sale Date: 6/18/2014</div> <div>Inspection Witnessed By:</div>								<div>Property Data</div> <div>Neighborhood<div>103 RURAL WEST</div></div> <div>Tree Growth Year<div>0</div></div> <div>FARM LAND YEAR<div>0</div></div> <div>OPEN SPACE YEAR<div>0</div></div>				<div>Assessment Record</div> <div><div>Year</div><div>Land</div><div>Buildings</div><div>Exempt</div><div>Total</div></div> <div>2011</div> <div>612,900</div> <div>6,009,900</div> <div>6,622,800</div> <div>0</div> <div>2012</div> <div>612,900</div> <div>6,009,900</div> <div>6,622,800</div> <div>0</div> <div>2013</div> <div>612,900</div> <div>6,009,900</div> <div>6,622,800</div> <div>0</div> <div>2014</div> <div>612,900</div> <div>6,009,900</div> <div>6,622,800</div> <div>0</div> <div>2015</div> <div>612,900</div> <div>6,009,900</div> <div>6,622,800</div> <div>0</div> <div>2016</div> <div>300,000</div> <div>425,500</div> <div>725,500</div> <div>0</div> <div>2017</div> <div>300,000</div> <div>425,500</div> <div>0</div> <div>725,500</div> <div>2018</div> <div>300,000</div> <div>425,500</div> <div>0</div> <div>725,500</div> <div>2019</div> <div>300,000</div> <div>425,500</div> <div>0</div> <div>725,500</div> <div>2020</div> <div>300,000</div> <div>425,500</div> <div>0</div> <div>725,500</div> <div>2021</div> <div>300,000</div> <div>425,500</div> <div>0</div> <div>725,500</div> <div>2022</div> <div>300,000</div> <div>425,500</div> <div>0</div> <div>725,500</div> <div>2023</div> <div>300,000</div> <div>758,400</div> <div>0</div> <div>1,058,400</div> <div>2024</div> <div>580,200</div> <div>5,699,100</div> <div>0</div> <div>6,279,300</div>																																			
								<div>1.Level2.Rolling3.Above St</div> <div>4.Below St5.Low6.Swampy</div> <div>7.Steep8.Rough9.</div>								<div>Utilities</div> <div>1.All Public</div>								<div>1.Public2.Water3.Sewer</div> <div>4.Dr Well5.DUG/LAKE6.Septic</div> <div>7.Cesspool8.9.None</div>																							
																																<div>Street</div> <div>1.Paved</div> <div>1.Paved2.Semi Imp3.Gravel</div> <div>4.Proposed5.Private6.Pub Eas</div> <div>7.8.9.NoStreet</div>															
																																								<div>TREE GROWTH PLAN</div> <div>0</div> <div>CONSERV EASE</div> <div>0</div> <div>Sale Data</div> <div>Sale Date</div> <div>9/19/2022</div> <div>Price</div> <div>Sale Type</div> <div>2.Land & Buildings</div> <div>1.Land2.L & B3.Building</div> <div>4.Mobile5.Other6.</div> <div>7.8.9.</div> <div>Financing</div> <div>9.Unknown</div> <div>1.Convent2.FHA/VA3.Assumed</div> <div>4.Seller5.Private6.Cash</div> <div>7.8.9.Unknown</div> <div>Validity</div> <div>8.Other Non Valid</div> <div>1.Valid2.Related3.Distress</div> <div>4.Split5.Partial6.Exempt</div> <div>7.Renovate8.Other9.Foreclose</div> <div>Verified</div> <div>5.Public Record</div> <div>1.Buyer2.Seller3.Lender</div> <div>4.Agent5.Pub Rec6.MLS</div> <div>7.Family8.Other9.</div>							
<div>Type</div> <div>Effective</div> <div>Frontage</div> <div>Depth</div> <div>Influence</div> <div>Factor</div> <div>Code</div> <div>Influence Codes</div> <div>1.Open Space2.Neighborhood A3.Topography4.Size/Shape5.Access6.Restriction7.Corner/Locatio8.View/Environ9.Fract Share</div> <div>Acres</div> <div>30.Rear 20+31.Waterfront Rea32.Open Space33.RestrictEsm34.PASTURE 135.HORTICULTURAL-36.Pasture 337.Softwood38.Mixed Wood39.Hardwood40.Wasteland41.CAMP SITE42.Mobile Home Si43.Condo Site44.Site Improve45.CAMP SITE46.PAVING/00</div>																																															
								<div>Square Foot</div> <div>Square Feet</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> <div>%</div> 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WISCASSET

Map Lot R06-008


Account 822

Location 146 GARDINER ROAD

Card 1

Of 2

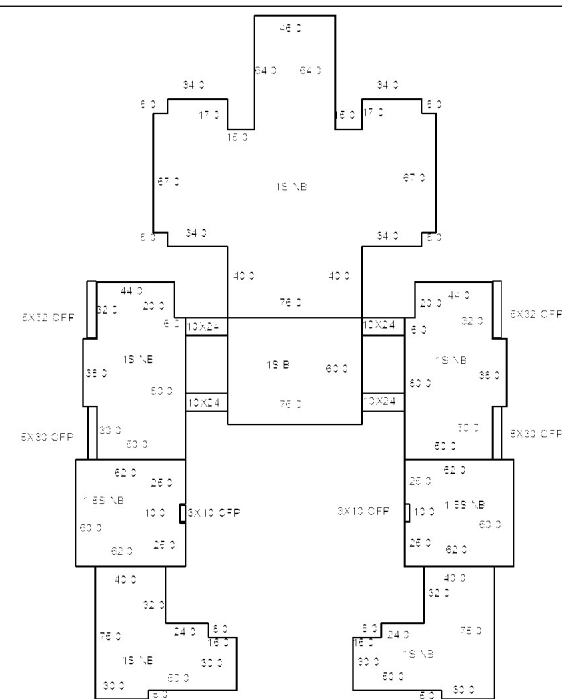
9/26/2024

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

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
330 Multi Res Elderly	1972				%	%	5,676,100	1.ONE STORY FRAM
334 UNF.	0	4560	3 100	2	0	% 100	%	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot R06-008

Account 822

Location 146 GARDINER ROAD

Card 2 Of 2 9/26/2024

WISCASSET SENIOR LIVING, LLC
162 COLLEGE HIGHWAY
SOUTHAMPTON MA 01073

B5934P311

Previous Owner
JSJ HOLDINGS, LLC
120 RIDGES COURT

PORTSMOUTH NH 03801
Sale Date: 9/19/2022

Previous Owner
WISCASSET, INHABITANTS OF THE TOWN OF
WISCASSET PRIMARY SCHOOL

WISCASSET ME 04578
Sale Date: 1/26/2017

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

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood 103 RURAL WEST Tree Growth Year 0 FARM LAND YEAR 0 OPEN SPACE YEAR 0 Zone/Land Use 21 RURAL Secondary Zone Topography 1 Level 1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9. Utilities 1 All Public 1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			Year	Land	Buildings	Exempt	Total		
			2024	0	5,934,700	0	5,934,700		
TREE GROWTH PLAN 0 CONSERV EASE 0 Sale Data Sale Date 9/19/2022 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.			Land Data						
			Front Foot	Type	Effective		Influence		Influence Codes
					Frontage	Depth	Factor	Code	
			11.Regular Lot				%		1.Open Space
12.Delta Triangle			%			2.Neighborhood A			
13.Nabla Triangle			%			3.Topography			
14.Rear Land			%			4.Size/Shape			
15.Front Foot			%			5.Access			
			%			6.Restriction			
			%			7.Corner/Locatio			
			%			8.View/Environ			
Square Foot		Square Feet				9.Fract Share			
				%		Acres			
				%		30.Rear 20+			
				%		31.Waterfront Rea			
				%		32.Open Space			
				%		33.RestrictEsm			
				%		34.PASTURE 1			
				%		35.HORTICULTURAL-			
Fract. Acre		Acreage/Sites				36.Pasture 3			
				%		37.Softwood			
				%		38.Mixed Wood			
				%		39.Hardwood			
				%		40.Wasteland			
				%		41.CAMP SITE			
				%		42.Mobile Home Si			
				%		43.Condo Site			
Total Acreage		0.00				44.Site Improveve			
						45.CAMP SITE			

WISCASSET

Map Lot R06-008

Account 822

Location 146 GARDINER ROAD

Card 2 Of 2 9/26/2024

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical	4.	7.
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq	5.	8.
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3.	6.	9.
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic		
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.
Stories			4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.				3.Defmaint	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code 0		
Date Inspected			1.Owner			4.Agent	7.	
			2.Relative			5.Estimate	8.	
			3.Tenant			6.Other	9.	
Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	1.ONE STORY FRAM
331 GD Cost Senior	2023				%	%	5,934,700	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 R06-008-A			Account 823			Location 136 GARDINER ROAD			Card 1		Of 1		9/26/2024						
GROVER, CHESTER B (J/T) III GROVER, MICHELLE M. WISCASSET ME 04578 B5332P49 B5335P301						Property Data			Assessment Record										
						Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total						
						Tree Growth Year 0			2011	50,000	154,100	10,000	194,100						
						FARM LAND YEAR 0			2012	50,000	154,100	10,000	194,100						
						OPEN SPACE YEAR 0			2013	50,000	154,100	10,000	194,100						
Previous Owner REED, STEPHEN D C/O WISCASSET HEALTH CENTER P.O. BOX 387 WISCASSET ME 04578 Sale Date: 12/05/2018						Zone/Land Use 19 COMMERCIAL			2014	50,000	154,100	10,000	194,100						
						Secondary Zone			2015	50,000	154,100	10,000	194,100						
									2016	50,000	154,100	15,000	189,100						
						Topography 1 Level			2017	50,000	154,100	0	204,100						
									1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	50,000	154,100	0	204,100			
2019	50,000	154,100	0	204,100															
Utilities 2 Public Water 3 Public Sewer			2020	50,000	154,100							0	204,100						
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	50,000	154,100							0	204,100						
			2022	50,000	169,100							0	219,100						
						Street 1 Paved			2023	53,000	211,400	0	264,400						
									2024	53,000	211,400	0	264,400						
									1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			Land Data							
												Front Foot		Type	Effective		Influence		Influence Codes
															Frontage	Depth	Factor	Code	
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		Acreege/Sites											
								47	1.00	100	%	0							
								48	1.00	100	%	0							
								49	0.01	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				%									
										%									
										%									
										%									
										%									
Notes: 7/20/22 NAH- ADJ COND, ADD NEW WD. '17 Per request remove Homestead exemption.								Total Acreage		1.01									
WISCASSET																			

WISCASSET

Map Lot R06-008-A

Account 823

Location 136 GARDINER ROAD

Card 1

Of 1

9/26/2024

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 629
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1890	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 2	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

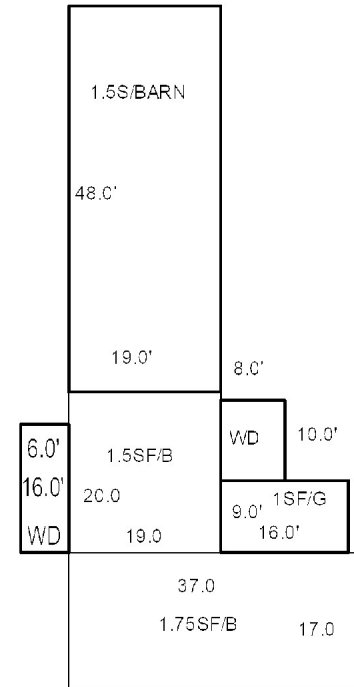
Date Inspected 1/25/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	144	0 0	0	0 %	0 %		1.ONE STORY FRAM
14 1.5 Story/BSMT	0	380	0 0	0	0 %	0 %		2.TWO STORY FRAM
157 1.50 ST	0	912	3 100	3	60 %	45 %		3.THREE STORY FR
78 1.75 ST	1990	900	3 100	4	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	1990	80	3 100	4	0 %	100 %		5.1 & 3/4 STORY
68 Wood Deck	2021	96	3 100	4	0 %	100 %		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

GARAGE

1.75SF 30X30



WISCASSET, INHABITANTS OF THE TOWN OF WISCASSET PRIMARY SCHOOL WISCASSET ME 04578			Property Data			Assessment Record						
			Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year 0			2017	589,900	0	589,900	0		
			FARM LAND YEAR 0			2018	589,900	0	589,900	0		
			OPEN SPACE YEAR 0			2019	589,900	0	589,900	0		
B4165P280 B4793P266			Zone/Land Use 21 RURAL			2020	589,900	0	589,900	0		
			Secondary Zone			2021	589,900	0	589,900	0		
						2022	589,900	0	589,900	0		
			Topography 1 Level			2023	625,300	0	625,300	0		
									2024	625,300	0	625,300
			Utilities 1 All Public									
			1.Public 4.Dr Well 7.Cesspool									
			2.Water 5.DUG/LAKE 8.									
			3.Sewer 6.Septic 9.None									
			Street 1 Paved									
			1.Paved 4.Proposed 7.									
			2.Semi Imp 5.Private 8.									
			3.Gravel 6.Pub Eas 9.NoStreet									
Inspection Witnessed By:			TREE GROWTH PLAN 0									
			CONSERV EASE 0									
			Sale Data									
			Sale Date									
			Price									
X			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									
Notes:			Validity									
			1.Valid 4.Split 7.Renovate									
			2.Related 5.Partial 8.Other									
			3.Distress 6.Exempt 9.Foreclose									
			Verified									
			1.Buyer 4.Agent 7.Family									
			2.Seller 5.Pub Rec 8.Other									
			3.Lender 6.MLS 9.									
WISCASSET												

		Land Data							
Front Foot	Type	Effective		Influence		Influence Codes			
		Frontage	Depth	Factor	Code				
11.Regular Lot				%		1.Open Space			
12.Delta Triangle				%		2.Neighborhood A			
13.Nabla Triangle				%		3.Topography			
14.Rear Land				%		4.Size/Shape			
15.Front Foot				%		5.Access			
				%		6.Restriction			
				%		7.Corner/Locatio			
				%		8.View/Environ			
				%		9.Fract Share			
				%		Acres			
				%		30.Rear 20+			
				%		31.Waterfront Rea			
				%		32.Open Space			
				%		33.RestrictEsm			
				%		34.PASTURE 1			
				%		35.HORTICULTURAL-			
				%		36.Pasture 3			
47		1.00		100 %	0	37.Softwood			
48		1.00		100 %	0	38.Mixed Wood			
49		10.00		100 %	0	39.Hardwood			
50		10.08		100 %	0	40.Wasteland			
				%		41.CAMP SITE			
				%		42.Mobile Home Si			
				%		43.Condo Site			
						44.Site Improve			
						45.CAMP SITE			
						46.PAVING/00			

WISCASSET

Map Lot R06-008B

Account 2649

Location

Card 1 Of 1 9/26/2024

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.	1.Location 4.Traffic 8.					
3.3/4 Bmt	6.	9.None	2.Encroach 8.Other 9.					
Bsmt Gar # Cars			Entrance Code 0					
Wet Basement			1.Interior 4.Vacant 7.					
1.Dry	4.	7.	2.Refusal 5.Estimate 8.					
2.Damp	5.	8.	3.Informed 6. 9.					
3.Wet	6.	9.	Information Code 0					
Date Inspected			1.Owner 4.Agent 7.					
			2.Relative 5.Estimate 8.					
			3.Tenant 6.Other 9.					
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 R06-009			Account 825			Location 156 GARDINER ROAD			Card 1		Of 2		9/26/2024		
MORRIS FARM TRUST WISCASSET ME 04578 B2068P150						Property Data			Assessment Record						
						Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	83,100	242,900	326,000	0		
						FARM LAND YEAR 0			2012	83,100	242,900	326,000	0		
						OPEN SPACE YEAR 0			2013	83,100	242,900	326,000	0		
						Zone/Land Use 21 RURAL			2014	83,100	242,900	326,000	0		
						Secondary Zone			2015	83,100	242,900	326,000	0		
									2016	83,100	242,900	326,000	0		
						Topography 1 Level			2017	83,100	242,900	326,000	0		
									2018	83,100	242,900	326,000	0		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2019	83,100	242,900	326,000	0		
						Utilities 2 Public Water 3 Public Sewer			2020	83,100	242,900	326,000	0		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	83,100	242,900	326,000	0		
						Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	83,100	242,900	326,000	0		
									2023	103,900	303,600	407,500	0		
									2024	103,900	303,600	407,500	0		
						Land Data									
						Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00		
									Frontage	Depth	Factor	Code			
											%				
		%													
		%													
Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Square Feet												
				%											
				%											
				%											
				%											
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			Acreege/Sites												
			20	1.00	100	%	0								
			21	1.00	100	%	0								
			28	10.00	100	%	0								
			29	10.00	100	%	0								
				27.00	100	%	0								
					%										
					%										
		Total Acreage		48.00											


WISCASSET

Map Lot R06-009

Account 825

Location 156 GARDINER ROAD

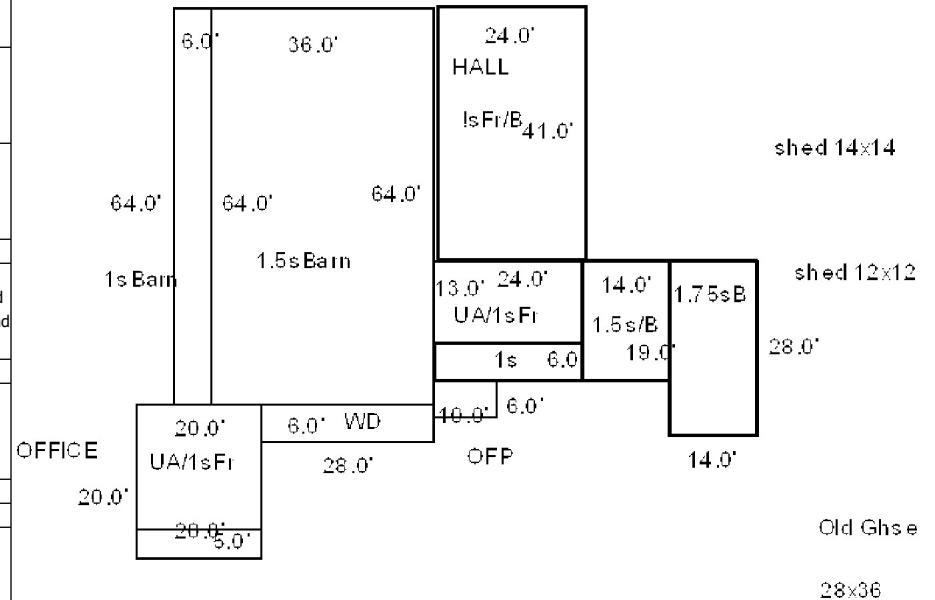
Card 1 Of 2 9/26/2024

Building Style	1 Conventional		SF Bsmst Living	0		Layout	1 Typical					
1.Conv.	5.Colonial	9.Other	Fin Bsmst Grade	0 0		1.Typical	4.	7.				
2.Ranch	6.Split	10.Double	HEARTH	0		2.Inadeq	5.	8.				
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type	100%	5 Forced Warm Air	3.	6.	9.				
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic	9 None					
Dwelling Units	1		2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.				
Other Units	0		3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.				
Stories	5 One & 3/4 Story		4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None				
1.1	4.1.5	7.	Cool Type	0%	9 None	Insulation	1 Full					
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.				
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.				
Exterior Walls	2 WOOD SHINGLE		3.H Pump	6.	9.None	3.Capped	6.	9.None				
1.CLAP	5.T-111	9.OTHER	Kitchen Style	2 TYPICAL		Unfinished %	0%					
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor	4 Good 95%					
3.COMP	7.NOv	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad				
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad				
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 TYPICAL		3.C Grade	6.AA Grade	9.Same				
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)	392					
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition	4 Average					
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G				
SF Masonry Trim	0		# Rooms	5		2.Fair	5.Avg+	8.Exc				
OPEN-3-CUSTOM	0		# Bedrooms	3		3.Avg-	6.Good	9.Same				
OPEN-4-CUSTOM	0		# Full Baths	1		Phys. % Good	0%					
Year Built	1930		# Half Baths	0		Funct. % Good	100%					
Year Remodeled	0		# Addn Fixtures	0		Functional Code	9 None					
Foundation	1 Concrete		# Fireplaces	0		1.Incomp	4.SMALL	7.LAYOUT				
1.Concrete	4.Wood	7.	<div><p>TRIO Software A Division of Harris Computer Systems</p></div>						2.O-Built	5.CDU	8.OTHER	
2.C Block	5.Slab	8.							3.Defmaint	6.STYLE	9.None	
3.Br/Stone	6.Piers	9.							Econ. % Good	100%		
Basement	4 Full Basement								Economic Code	None		
1.1/4 Bmt	4.Full Bmt	7.							0.None	3.Services	9.None	
2.1/2 Bmt	5.None	8.							1.Location	4.Traffic	8.	
3.3/4 Bmt	6.	9.None							2.Encroach	8.Other	9.	
Bsmst Gar # Cars	0								Entrance Code	1 Interior Inspect		
Wet Basement	1 Dry Basement								1.Interior	4.Vacant	7.	
1.Dry	4.	7.							2.Refusal	5.Estimate	8.	
2.Damp	5.	8.	3.Informed	6.	9.							
3.Wet	6.	9.	Information Code	1 Owner								

Date Inspected 11/15/1997

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
4 1 & 1/2 STORY FR	0	266	0 0	0	0 %	0 %		2.TWO STORY FRAM
1 ONE STORY	0	266	0 0	0	0 %	0 %		3.THREE STORY FR
1 ONE STORY	1997	400	3 100	4	0 %	100 %		4.1 & 1/2 STORY
21 Open Frame	1997	100	3 100	4	0 %	100 %		5.1 & 3/4 STORY
157 1.50 ST	0	2304	3 100	5	70 %	100 %		6.2 & 1/2 STORY
155 1 ST BARN.....	0	384	3 100	5	70 %	100 %		21.Open Frame Por
27 Unfin Basement	0	2688	3 100	5	90 %	100 %		22.Encl Frame Por
11 1	1997	984	3 100	4	0 %	100 %		23.Frame Garage
1 ONE STORY	0	312	0 100	0	0 %	100 %		24.Frame Shed
68 Wood Deck	1997	168	3 100	4	0 %	100 %		25.Frame Bay Wind



Map Lot R06-009

Account 825

Location 156 GARDINER ROAD

Card 2 Of 2 9/26/2024

MORRIS FARM TRUST
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 **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 **6/01/1995**

Price **150,000**

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 **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 0 13,800 13,800 0

2012 0 16,200 16,200 0

2013 0 16,200 16,200 0

2014 0 16,200 16,200 0

2015 0 16,200 16,200 0

2016 0 61,900 61,900 0

2017 0 61,900 61,900 0

2018 0 61,900 61,900 0

2019 0 16,200 16,200 0

2020 0 16,200 16,200 0

2021 0 16,200 16,200 0

2022 0 16,200 16,200 0

2023 0 20,200 20,200 0

2024 0 20,200 20,200 0

Land Data

Front Foot

Type

Effective

Frontage

Depth

Influence

Factor

Code

Influence Codes

11.Regular Lot

12.Delta Triangle

13.Nabla Triangle

14.Rear Land

15.Front Foot

Square Foot

Square Feet

16.Regular Lot

17.Secondary Site

18.Secondary Site

19.Condominium

20.Base Homesite

Fract. Acre

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

1.Open Space

2.Neighborhood A

3.Topography

4.Size/Shape

5.Access

6.Restriction

7.Corner/Locatio

8.View/Environ

9.Fract Share

Acres

30.Rear 20+

31.Waterfront Rea

32.Open Space

33.RestrictEsm

34.PASTURE 1

35.HORTICULTURAL-

36.Pasture 3

37.Softwood

38.Mixed Wood

39.Hardwood

40.Wasteland

41.CAMP SITE

42.Mobile Home Si

43.Condo Site

44.Site Improve

45.CAMP SITE

46.PAVING/00

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

WISCASSET

WISCASSET

Map Lot R06-009

Account 825

Location 156 GARDINER ROAD

Card 2 Of 2 9/26/2024

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6. 9.None					2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4. 7.					2.Refusal 5.Estimate 8.		
2.Damp	5. 8.		3.Informed 6. 9.					
3.Wet	6. 9.		Information Code 0					
			1.Owner 4.Agent 7.					
			2.Relative 5.Estimate 8.					
			3.Tenant 6.Other 9.					
Date Inspected 11/15/1997								
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
28 Unfinished Attic	1997	500	3 100	4	0 %	100 %		3.THREE STORY FR
24 Frame Shed	2001	144	3 100	4	0 %	100 %		4.1 & 1/2 STORY
21 Open Frame	1930	60	0 0	0	0 %	100 %		5.1 & 3/4 STORY
24 Frame Shed	2001	1008	2 100	2	0 %	100 %		6.2 & 1/2 STORY
1 ONE STORY	0	144	0 0	0	0 %	0 %		21.Open Frame Por
28 Unfinished Attic	0	312	0 0	0	0 %	0 %		22.Encl Frame Por
151 AV POLE	2011	512	3 100	4	0 %	100 %		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

REVISION INVESTMENTS, LLC. 91 WEST MAIN STREET LIBERTY ME 04949			Property Data			Assessment Record							
			Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2020	0	5,700	5,700	0			
			FARM LAND YEAR			2021	0	5,200	5,200	0			
			OPEN SPACE YEAR			2022	0	4,600	4,600	0			
			Zone/Land Use 21 RURAL			2023	0	4,600	4,600	0			
			Secondary Zone			2024	0	4,600	4,600	0			
			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			Land Data							
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet										
			TREE GROWTH PLAN 0			Front Foot		Type	Effective		Influence		Influence Codes
			CONSERV EASE 0						Frontage	Depth	Factor	Code	
			Sale Data										
Sale Date			Square Foot			Square Feet				Acres			
Price													
Sale Type													
Inspection Witnessed By: X <div>Date</div>			1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot					1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share		
			Financing										
			1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown										
			Validity			Fract. Acre			Acreage/Sites				30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00
			1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose										
Verified													
Notes: '20 NEW SOLAR ON -TAX EXEMPT			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			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					
WISCASSET													


WISCASSET

Map Lot R06-009-ON

Account 2705

Location 156 GARDINER ROAD

Card 1 Of 1 9/26/2024

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6. 9.		
3.Wet	6.	9.				Information Code 0		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected								
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
124 SOLAR PANELS	2016				%	%	4,600	3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl 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 R06-011

Account 826

Location 242 GARDINER ROAD

Card 1 Of 1 9/26/2024

WISCASSET, INHABITANTS OF
COMMUNITY CENTER
WISCASSET ME 04578

B1939P204

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 All Public**

1.Public 4.Dr Well 7.Cesspool

2.Water 5.DUG/LAKE 8.

3.Sewer 6.Septic 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.

2.Semi Imp 5.Private 8.

3.Gravel 6.Pub Eas 9.NoStreet

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date

Price

Sale Type

1.Land 4.Mobile 7.

2.L & B 5.Other 8.

3.Building 6. 9.

Financing

1.Convent 4.Seller 7.

2.FHA/VA 5.Private 8.

3.Assumed 6.Cash 9.Unknown

Validity

1.Valid 4.Split 7.Renovate

2.Related 5.Partial 8.Other

3.Distress 6.Exempt 9.Foreclose

Verified

1.Buyer 4.Agent 7.Family

2.Seller 5.Pub Rec 8.Other

3.Lender 6.MLS 9.

Assessment Record

Year

Land

Buildings

Exempt

Total

2011 725,500 1,322,700 2,048,200 0

2012 725,500 1,320,800 2,046,300 0

2013 719,500 1,320,800 2,040,300 0

2014 719,500 1,320,800 2,040,300 0

2015 719,500 1,320,800 2,040,300 0

2016 719,500 1,320,800 2,040,300 0

2017 719,500 1,320,800 2,040,300 0

2018 719,500 1,320,800 2,040,300 0

2019 719,500 1,320,800 2,040,300 0

2020 719,500 1,320,800 2,040,300 0

2021 719,500 1,320,800 2,040,300 0

2022 719,500 1,320,800 2,040,300 0

2023 763,100 1,419,900 2,183,000 0

2024 763,100 1,419,900 2,183,000 0

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

Acre

24.Base Waterfron

25.Shallow WF Siz

26.Base Water Inf

27.Influence W Si

28.Rear Land 1-10

29.Rear Land 11-2

Type

Effective

Influence

Influence Codes

Frontage

Depth

Factor

Code

Square Feet

Acreage/Sites

Total Acreage 86.00

1.Open Space

2.Neighborhood A

3.Topography

4.Size/Shape

5.Access

6.Restriction

7.Corner/Locatio

8.View/Environ

9.Fract Share

Acre

30.Rear 20+

31.Waterfront Rea

32.Open Space

33.RestrictEsm

34.PASTURE 1

35.HORTICULTURAL-

36.Pasture 3

37.Softwood

38.Mixed Wood

39.Hardwood

40.Wasteland

41.CAMP SITE

42.Mobile Home Si

43.Condo Site

44.Site Improve

45.CAMP SITE

46.PAVING/00

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

2013-Sold 3 acres and superintendent office to Michael & Beth Smith.

WISCASSET

WISCASSET

Map Lot R06-011


Account 826

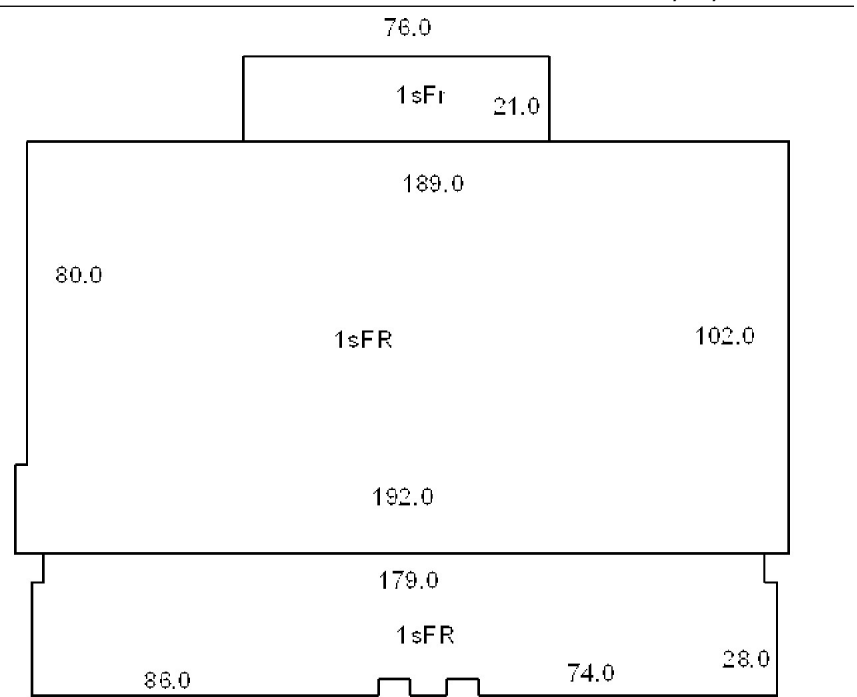
Location 242 GARDINER ROAD

Card 1

Of 1

9/26/2024

Building Style			SF Bsmt Living			Layout										
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical	4.	7.								
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq	5.	8.								
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3.	6.	9.								
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic										
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.								
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.								
Stories			4.Steam	8.FI/Wall	12.	3.3/4 Fin	6.	9.None								
1.1	4.1.5	7.	Cool Type 0%			Insulation										
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.								
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.								
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None								
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %										
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor										
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad								
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad								
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same								
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)										
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition										
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G								
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc								
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same								
OPEN-4-CUSTOM			# Full Baths			Phys. % Good										
Year Built			# Half Baths			Funct. % Good										
Year Remodeled			# Addn Fixtures			Functional Code										
Foundation			# Fireplaces			1.Incomp	4.SMALL	7.LAYOUT								
1.Concrete	4.Wood	7.	<div><p>TRIO Software A Division of Harris Computer Systems</p></div>													
2.C Block	5.Slab	8.														
3.Br/Stone	6.Piers	9.														
Basement																
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.														
									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	
190	1997	6297	3 100	4	0 %	100 %		1.ONE STORY FRAM
190	1997	19344	3 100	4	0 %	100 %		2.TWO STORY FRAM
63 Swimming Pool	1997	3600	3 100	4	0 %	100 %		3.THREE STORY FR
261 WAREHOUSE	1997	1596	3 100	4	0 %	100 %		4.1 & 1/2 STORY
11 1	1997	864	3 100	4	0 %	100 %		5.1 & 3/4 STORY
22 Encl Frame Porch	1997	72	3 100	4	0 %	100 %		6.2 & 1/2 STORY
21 Open Frame	1997	42	3 100	4	0 %	100 %		21.Open Frame Por
344 PAVING.....	1997	30000	3 100	4	0 %	50 %		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

VILLAMAR, AZIZA
240 GARDINER ROAD
WISCASSET ME 04578

B6031P318

Previous Owner
GURNEY, JOHN A
DUNN, ELIZABETH JANE
240 GARDINER ROAD
WISCASSET ME 04578
Sale Date: 8/30/2023

Previous Owner
ASHMORE, JENNIFER K
205 BUTTERMILK ROAD

LAMOINE ME 04605
Sale Date: 5/06/2022

Previous Owner
HARRIMAN(HEIRS OF), JANE C
205 BUTTERMILK ROAD

LAMOINE ME 04605
Sale Date: 4/01/2022

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

9/11/24 NAH, EST N/C FOR REMOD
2003-FORMER OWNER: LUCILLE PETERS CALLAHAN BK1452
PG132

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 All Public 8	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street		1 Paved	
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN		0	
CONSERV EASE		0	
Sale Data			
Sale Date		8/30/2023	
Price		390,000	
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	37,700	137,400	10,000	165,100
2012	37,700	137,400	10,000	165,100
2013	37,700	137,400	10,000	165,100
2014	37,700	137,400	10,000	165,100
2015	37,700	137,400	10,000	165,100
2016	37,700	137,400	15,000	160,100
2017	37,700	137,400	20,000	155,100
2018	37,700	137,400	20,000	155,100
2019	37,700	137,400	20,000	155,100
2020	37,700	137,400	25,000	150,100
2021	37,700	137,400	0	175,100
2022	37,700	137,400	0	175,100
2023	47,100	171,800	0	218,900
2024	47,100	171,800	0	218,900

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
Square Foot		Square Feet				Acres
16.Regular Lot				%		30.Rear 20+
17.Secondary Site				%		31.Waterfront Rea
18.Secondary Site				%		32.Open Space
19.Condominium				%		33.RestrictEsm
20.Base Homesite				%		34.PASTURE 1
				%		35.HORTICULTURAL-
Fract. Acre		Acres/Sites				36.Pasture 3
21.HS Size Adj	20	1.00	100	%	0	37.Softwood
22.Base Waterfron	21	0.46	100	%	0	38.Mixed Wood
23.Deep WF Size A				%		39.Hardwood
Acres				%		40.Wasteland
24.Base Waterfron				%		41.CAMP SITE
25.Shallow WF Siz				%		42.Mobile Home Si
26.Base Water Inf				%		43.Condo Site
27.Influence W Si				%		44.Site Improve
28.Rear Land 1-10				%		45.CAMP SITE
29.Rear Land 11-2				%		
		Total Acreage		0.46		


WISCASSET

Map Lot R06-011-A

Account 827

Location 240 GARDINER ROAD

Card 1 Of 1 9/26/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 3 COMPOSITION	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1300
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 80	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1976	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

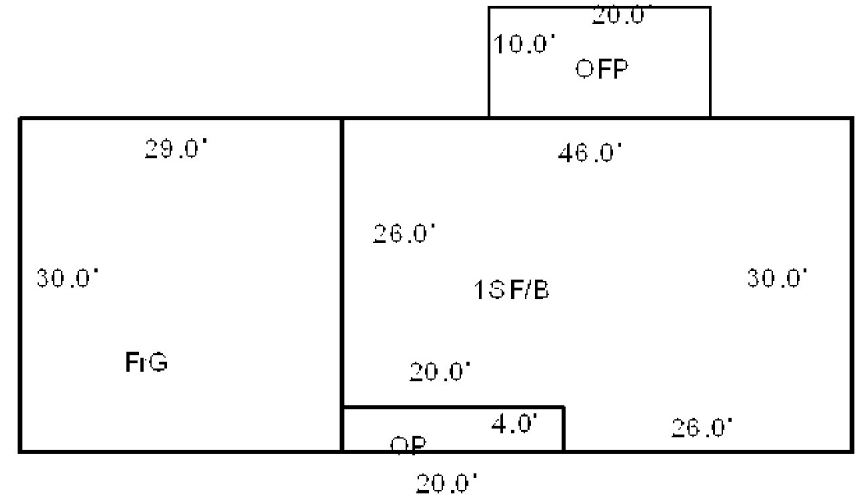
Date Inspected 1/25/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	80	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 Open Frame	0	200	0 0	0	0 %	0 %		2.TWO STORY FRAM
23 Frame Garage	0	870	0 0	0	0 %	0 %		3.THREE STORY FR
63 Swimming Pool	0	1	3 100	4	99 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	0	64	3 100	4	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

IG POOL

SHED 8 X 8



Map Lot R06-011-B			Account 828			Location 236 GARDINER ROAD			Card 1 Of 1			9/26/2024			
HARRIS, BASIL J WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	37,800	93,700	0	131,500		
						FARM LAND YEAR 0			2012	37,800	93,700	0	131,500		
						OPEN SPACE YEAR 0			2013	37,800	93,700	10,000	121,500		
B4070P189						Zone/Land Use 21 RURAL			2014	37,800	93,700	10,000	121,500		
Previous Owner TIBBETTS, ANNE E.						Secondary Zone			2015	37,800	93,700	10,000	121,500		
						Topography 1 Level			2016	37,800	93,700	15,000	116,500		
									2017	37,800	93,700	20,000	111,500		
PO BOX 220 WISCASSET ME 04578 Sale Date: 11/13/2008						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	37,800	93,700	20,000	111,500		
						Utilities 2 Public Water 3 Public Sewer			2019	37,800	93,700	20,000	111,500		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	37,800	93,700	25,000	106,500		
						Street 1 Paved			2021	37,800	93,700	25,000	106,500		
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	37,800	93,700	24,000	107,500		
									2023	47,300	117,100	25,000	139,400		
									2024	47,300	117,100	25,000	139,400		
						Land Data									
						Front Foot		Type	Effective		Influence		Influence Codes		
									Frontage	Depth	Factor	Code			
11.Regular Lot					%	1.Open Space									
12.Delta Triangle					%	2.Neighborhood A									
13.Nabla Triangle					%	3.Topography									
						14.Rear Land				%	4.Size/Shape				
						15.Front Foot				%	5.Access				
										%	6.Restriction				
										%	7.Corner/Locatio				
										%	8.View/Environ				
Inspection Witnessed By:										%	9.Fract Share				
										%	Acres				
										%	30.Rear 20+				
										%	31.Waterfront Rea				
										%	32.Open Space				
X Date										%	33.RestrictEsm				
										%	34.PASTURE 1				
										%	35.HORTICULTURAL-				
										%	36.Pasture 3				
										%	37.Softwood				
No./Date Description Date Insp.										%	38.Mixed Wood				
										%	39.Hardwood				
										%	40.Wasteland				
										%	41.CAMP SITE				
										%	42.Mobile Home Si				
Notes: 5/22/08-Divorce decree recorded awarding the property to Anne E. Tibbetts. Former Owner: Anne Tibbetts who bought for \$74,500 in 3/99, BK2445 PG175.										%	43.Condo Site				
										%	44.Site Improve				
										%	45.CAMP SITE				
										%	46.PAVING/00				
										%					
WISCASSET										%					
										%					
										%					
										%					
										%					
						Total Acreage		0.51							

Inspection Witnessed By:

X		Date	
No./Date	Description	Date Insp.	

Notes:

5/22/08-Divorce decree recorded awarding the property to Anne E. Tibbetts.

Former Owner: Anne Tibbetts who bought for \$74,500 in 3/99, BK2445 PG175.

WISCASSET



WISCASSET

Map Lot R06-011-B

Account 828

Location 236 GARDINER ROAD

Card 1 Of 1 9/26/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1092
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1978	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

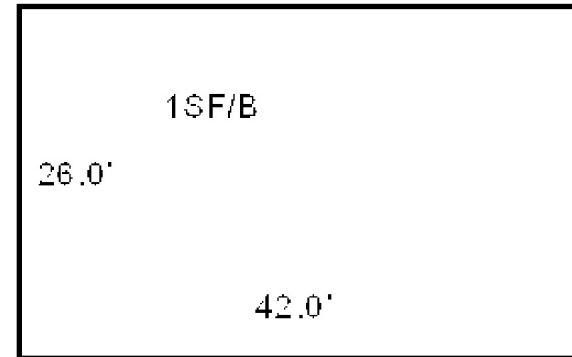
Date Inspected 1/25/2007

Additions, Outbuildings & Improvements

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

SHED 8X8

SHED 10X10



WISCASSET

Map Lot R06-011-C




Account 2424

Location 214 GARDINER ROAD

Card 1

Of 1

9/26/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 1	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 100% 1 Refrig A/C	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 9 None	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1000
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 0	Phys. % Good 0%
Year Built 1945	# Half Baths 1	Funct. % Good 100%
Year Remodeled 2005	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmoint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 0
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected

Additions, Outbuildings & Improvements

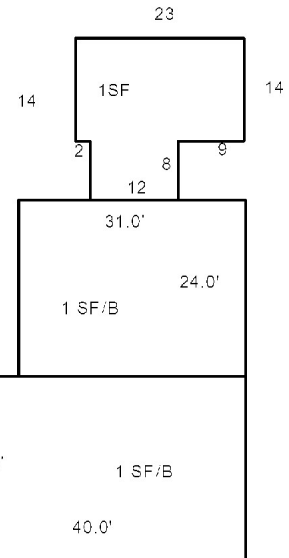
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	1960	744	3 100	4	0 %	100 %	
1 ONE STORY	1980	418	3 100	4	0 %	100 %	
344 PAVING.....	1980	5800	3 100	4	0 %	100 %	
24 Frame Shed	1970	400	3 105	4	0 %	100 %	
23 Frame Garage	2013	1296	3 105	5	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

shed

2014 commercial garage

36 x 36



WISCASSET, TOWN OF H.S. FIELDS WISCASSET ME 04578			Property Data			Assessment Record							
			Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2011	514,800	0	514,800	0			
			FARM LAND YEAR 0			2012	514,800	0	514,800	0			
			OPEN SPACE YEAR 0			2013	514,800	0	514,800	0			
B579P113 B946P147 B1854P39			Zone/Land Use 21 RURAL			2014	514,800	0	514,800	0			
			Secondary Zone			2015	514,800	0	514,800	0			
						2016	514,800	0	514,800	0			
			Topography			2017	514,800	0	514,800	0			
						2018	514,800	0	514,800	0			
			2.Level 4.Below St 7.Steep	2019	514,800	0	514,800	0					
			2.Rolling 5.Low 8.Rough	2020	514,800	0	514,800	0					
			3.Above St 6.Swampy 9.										
			Utilities 1 All Public										
			1.Public 4.Dr Well 7.Cesspool	2021	514,800	0	514,800	0					
2.Water 5.DUG/LAKE 8.	2022	514,800	0	514,800	0								
3.Sewer 6.Septic 9.None	2023	545,900	0	545,900	0								
			Street 1 Paved			2024	545,900	0	545,900	0			
			1.Paved 4.Proposed 7.			Land Data							
			2.Semi Imp 5.Private 8.										
			3.Gravel 6.Pub Eas 9.NoStreet	Front Foot		Type	Effective		Influence		Influence Codes		
			Frontage				Depth	Factor	Code				
			TREE GROWTH PLAN 0			11.Regular Lot				%		1.Open Space	
			CONSERV EASE 0			12.Delta Triangle				%		2.Neighborhood A	
			Sale Data			13.Nabla Triangle				%		3.Topography	
						14.Rear Land				%		4.Size/Shape	
			Sale Date			15.Front Foot				%		5.Access	
Price			Square Foot					%		6.Restriction			
Sale Type								%		7.Corner/Locatio			
1.Land 4.Mobile 7.			16.Regular Lot 17.Secondary Site 18.Secondary Site 19.C Condominium 20.Base Homesite	Square Feet					8.View/Environ				
2.L & B 5.Other 8.							%		9.Fract Share				
3.Building 6. 9.							%		30.Rear 20+				
Financing							%		31.Waterfront Rea				
1.Convent 4.Seller 7.							%		32.Open Space				
2.FHA/VA 5.Private 8.							%		33.RestrictEsm				
3.Assumed 6.Cash 9.Unknown							%		34.PASTURE 1				
Validity				Fract. Acre		Acreage/Sites				35.HORTICULTURAL-			
1.Valid 4.Split 7.Renovate	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	47	1.00	100	%	0	36.Pasture 3						
2.Related 5.Partial 8.Other		48	1.00	100	%	0	37.Softwood						
3.Distress 6.Exempt 9.Foreclose		49	9.40	100	%	0	38.Mixed Wood						
Verified						%		39.Hardwood					
1.Buyer 4.Agent 7.Family							%		40.Wasteland				
2.Seller 5.Pub Rec 8.Other							%		41.CAMP SITE				
3.Lender 6.MLS 9.							%		42.Mobile Home Si				
							%		43.Condo Site				
							%		44.Site Improve				
							%		45.CAMP SITE				
							%		46.PAVING/00				
							%						
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WISCASSET

Map Lot R06-012

Account 2584

Location GARDINER ROAD

Card 1 Of 1 9/26/2024

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

Map Lot R06-012-A

Account 829

Location 272 GARDINER ROAD

Card 1 Of 1 9/26/2024

WISCASSET, INHABITANTS OF THE TOWN OF WISCASSET HIGH SCHOOL WISCASSET ME 04578			Property Data			Assessment Record								
			Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total				
			Tree Growth Year 0			2011	766,800	7,768,100	8,534,900	0				
			FARM LAND YEAR 0			2012	766,800	7,768,100	8,534,900	0				
B4165P278 B4793P266			OPEN SPACE YEAR 0			2013	766,800	7,768,100	8,534,900	0				
Previous Owner REGIONAL SCHOOL UNIT NO. 12 WISCASSET HIGH SCHOOL C/O OFFICE OF THE SUPERINTENDENT WHITEFIELD ME 04353 Sale Date: 6/18/2014			Zone/Land Use 21 RURAL			2014	766,800	7,768,100	8,534,900	0				
			Secondary Zone			2015	766,800	7,768,100	8,534,900	0				
						2016	766,800	7,768,100	8,534,900	0				
			Topography 1 Level			2017	766,800	7,768,100	8,534,900	0				
Previous Owner WISCASSET, TOWN OF WISCASSET HIGH SCHOOL			1.Level	4.Below St	7.Steep	2018	766,800	7,768,100	8,534,900	0				
			2.Rolling	5.Low	8.Rough	2019	766,800	7,768,100	8,534,900	0				
			3.Above St	6.Swampy	9.	2020	766,800	7,768,100	8,534,900	0				
			Utilities 1 All Public			2021	766,800	7,768,100	8,534,900	0				
WISCASSET ME 04578 Sale Date: 6/30/2009			1.Public	4.Dr Well	7.Cesspool	2022	766,800	7,768,100	8,534,900	0				
			2.Water	5.DUG/LAKE	8.	2023	813,200	8,243,500	9,056,700	0				
			3.Sewer	6.Septic	9.None	2024	813,200	8,243,500	9,056,700	0				
			Street 1 Paved			Land Data								
Inspection Witnessed By:			1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes		
			2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code			
			3.Gravel	6.Pub Eas	9.NoStreet									
			TREE GROWTH PLAN 0											
X			CONSERV EASE 0			11.Regular Lot						1.Open Space		
			Sale Data			12.Delta Triangle						2.Neighborhood A		
						13.Nabla Triangle						3.Topography		
						14.Rear Land						4.Size/Shape		
Date			Sale Date 6/18/2014			15.Front Foot						5.Access		
			Price			Square Foot							6.Restriction	
			Sale Type 2 Land & Buildings					Square Feet				7.Corner/Locatio		
			1.Land	4.Mobile	7.							8.View/Environ		
No./Date			2.L & B	5.Other	8.	16.Regular Lot						9.Fract Share		
			3.Building	6.	9.	17.Secondary Site						Acres		
			Financing 9 Unknown			18.Secondary Site						30.Rear 20+		
			1.Convent	4.Seller	7.	19.C Condominium						31.Waterfront Rea		
Notes:			2.FHA/VA	5.Private	8.	20.Base Homesite						32.Open Space		
			3.Assumed	6.Cash	9.Unknown	Fract. Acre		Acreage/Sites					33.RestrictEsm	
			Validity 6 Exempt Property					47	1.00	100	%	0	34.PASTURE 1	
			1.Valid	4.Split	7.Renovate			48	1.00	200	%	0	35.HORTICULTURAL-	
2010-Now RSU, 436.9' frontage			2.Related	5.Partial	8.Other	23.Deep WF Size A	Acres	49	9.60	150	%	0	36.Pasture 3	
			3.Distress	6.Exempt	9.Foreclose	24.Base Waterfron						37.Softwood		
			Verified 5 Public Record			25.Shallow WF Siz						38.Mixed Wood		
			1.Buyer	4.Agent	7.Family	26.Base Water Inf						39.Hardwood		
WISCASSET			2.Seller	5.Pub Rec	8.Other	27.Influence W Si	Total Acreage 10.60						40.Wasteland	
			3.Lender	6.MLS	9.	28.Rear Land 1-10						41.CAMP SITE		
						29.Rear Land 11-2						42.Mobile Home Si		
												43.Condo Site		
												44.Site Improve		
												45.CAMP SITE		
												46.PAVING/00		

WISCASSET

Map Lot R06-012-A

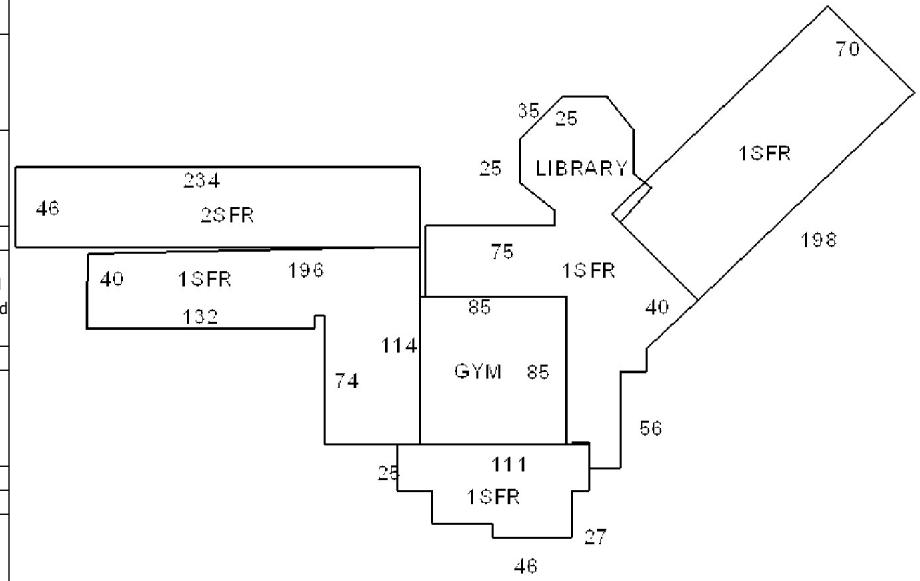
Account 829

Location 272 GARDINER ROAD

Card 1 Of 1 9/26/2024

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical	4.	7.
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq	5.	8.
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3.	6.	9.
4.Cape	8.Log	12.Cot.	1.HWBB			5.No Heat		
Dwelling Units			2.HWCI			10.		
Other Units			3.H Pump			7.Electric		
Stories			4.Steam			8.Fl/Wall		
1.1	4.1.5	7.	Cool Type 100%			1.Refrig		
2.2	5.1.75	8.	1.Evapor			5.		
3.3	6.2.5	9.	3.H Pump			6.		
Exterior Walls			Kitchen Style			Unfinished %		
1.CLAP	5.T-111	9.OTHER	1.GOOD			4.Obsolete		
2.WD SH	6.BR/STONE	10.	2.TYPICAL			5.		
3.COMP	7.NOV	11.	3.OLD TYPE			6.		
4.ASB/ASP	8.AL/VIN	12.	Bath(s) Style			1.GOOD		
Roof Surface			1.GOOD			4.Obsolete		
1.Asphalt	4.Composit	7.	2.TYPICAL			5.		
2.Slate	5.Wood	8.	3.OLD Type			6.		
3.Metal	6.Other	9.	# Rooms					
SF Masonry Trim			# Bedrooms					
OPEN-3-CUSTOM			# Full Baths					
OPEN-4-CUSTOM			# Half Baths					
Year Built			# Addn Fixtures					
Year Remodeled			# Fireplaces					
Foundation			<div><p>TRIO Software A Division of Harris Computer Systems</p></div>			1.Incomp		
1.Concrete	4.Wood	7.				2.O-Built		
2.C Block	5.Slab	8.				3.Defmaint		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None		
2.1/2 Bmt	5.None	8.				1.Location		
3.3/4 Bmt	6.	9.None				2.Encroach		
Bsmt Gar # Cars						Entrance Code 5 Estimated		
Wet Basement						1.Interior		
1.Dry	4.	7.	2.Refusal					
2.Damp	5.	8.	3.Informed					
3.Wet	6.	9.	Information Code 0					
			1.Owner					
			2.Relative					
			3.Tenant					

Date Inspected



Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
326 SCHOOL	1970	69142	3 100	4	0 %	100 %		3.THREE STORY FR
229 GARAGE MAS	0	960	3 100	4	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	0	704	3 100	4	0 %	100 %		5.1 & 3/4 STORY
24 Frame Shed	0	80	3 100	4	0 %	100 %		6.2 & 1/2 STORY
327 SCHOOL LOW	0	1728	3 100	4	0 %	100 %		21.Open Frame Por
24 Frame Shed	0	96	3 100	4	0 %	100 %		22.Encl Frame Por
21 Open Frame	0	198	3 100	4	0 %	100 %		23.Frame Garage
64 Tennis Court	1970	14400	3 100	4	0 %	100 %		24.Frame Shed
344 PAVING.....	1970	30000	3 100	4	0 %	50 %		25.Frame Bay Wind
					%	%		26.1Sfr Overhang
								27.Unfin Basement
								28.Unfinished Attc
								29.Finished Attic

Map Lot R06-013

Account 830

Location 11 LAMSON LANE

Card 1 Of 2 9/26/2024

WHITTAKER, MELINDA N J/T
WHITTAKER JR., JOHN L
WISCASSET ME 04578

B2629P108 B4442P113

Previous Owner
LAMSON, MELINDA N.

11 LAMSON LANE
WISCASSET ME 04578
Sale Date: 9/23/2011

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

6/1/23 NAH, 1sFr CHANGED TO 100%
'17 per review and site visit adjust 11/2s Garage to garage
and 2sFr to 11/2sfr(previous ruled assessors
decision/abatement).abate
'16 w/ mrs very sick remove sheds add 11/2s garage also
replaced 1sfr and add bath.
2001 ACREAGE NOW 18 AC SOLD 6.7 ACRES TO MELINDA
LAMSON PREVIOUS BK2442 PG0215 2002-ADDED 2 STORY
FRAME OVER A BASEMENT, 1 STORY FRAME AT 50% DONE,
~~WISCASSET~~ ME 04578.
2003-CHECK GARAGE AND ADDITION IF DONE

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	2 Public Water	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	9/23/2011		
Price			
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	2 Related Parties		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	51,000	189,700	10,000	230,700
2012	51,000	189,700	10,000	230,700
2013	51,000	189,700	10,000	230,700
2014	51,000	130,100	10,000	171,100
2015	51,000	130,100	10,000	171,100
2016	51,000	175,500	15,000	211,500
2017	51,000	145,300	20,000	176,300
2018	51,000	145,300	20,000	176,300
2019	51,000	145,300	20,000	176,300
2020	51,000	145,300	25,000	171,300
2021	51,000	145,300	25,000	171,300
2022	51,000	145,300	24,000	172,300
2023	63,800	183,100	25,000	221,900
2024	63,800	183,100	25,000	221,900

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		6.70				

WISCASSET

Map Lot R06-013


Account 830

Location 11 LAMSON LANE

Card 1

Of 2

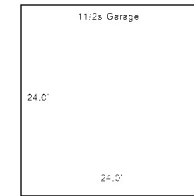
9/26/2024

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 8 Floor/Wall Unit	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 816
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1979	# Half Baths 1	Funct. % Good 100%
Year Remodeled 2002	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/24/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	2001	170	3 100	4	0 %	100 %	
1 ONE STORY	2001	32	9 100	4	0 %	100 %	
4 1 & 1/2 STORY FR	2001	600	9 100	4	0 %	100 %	
68 Wood Deck	2002	618	3 100	4	0 %	100 %	
1 ONE STORY	2015	120	9 100	4	0 %	100 %	
23 Frame Garage	2015	576	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	



WHITTAKER, MELINDA N J/T
WHITTAKER JR., JOHN L
WISCASSET ME 04578

B2629P108 B4442P113

Previous Owner
LAMSON, MELINDA N.

11 LAMSON LANE
WISCASSET ME 04578
Sale Date: 9/23/2011

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	2 Public Water	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	9/23/2011		
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.Convert	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	2 Related Parties		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	0	13,100	0	13,100
2012	0	13,100	0	13,100
2013	0	13,100	0	13,100
2014	0	13,100	0	13,100
2015	0	13,100	0	13,100
2016	0	13,100	0	13,100
2017	0	13,100	0	13,100
2018	0	13,100	0	13,100
2019	0	13,100	0	13,100
2020	0	13,100	0	13,100
2021	0	13,100	0	13,100
2022	0	13,100	0	13,100
2023	0	16,400	0	16,400
2024	0	16,400	0	16,400

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
						8.View/Environ
Square Foot		Square Feet				9.Fract Share
16.Regular Lot				%		Acre
17.Secondary Site				%		30.Rear 20+
18.Secondary Site				%		31.Waterfront Rea
19.Condominium				%		32.Open Space
20.Base Homesite				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
Fract. Acre		Acreage/Sites				36.Pasture 3
21.HS Size Adj				%		37.Softwood
22.Base Waterfron				%		38.Mixed Wood
23.Deep WF Size A				%		39.Hardwood
Acres				%		40.Wasteland
24.Base Waterfron				%		41.CAMP SITE
25.Shallow WF Siz				%		42.Mobile Home Si
26.Base Water Inf				%		43.Condo Site
27.Influence W Si				%		44.Site Improveme
28.Rear Land 1-10				%		45.CAMP SITE
29.Rear Land 11-2				%		46.PAVING/00
		Total Acreage		0.00		




WISCASSET

Map Lot R06-013

Account 830

Location 11 LAMSON LANE

Card 2 Of 2 9/26/2024

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

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
11 1	2010	176	4 95	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Property Data			Assessment Record						
Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total		
			2011	48,500	136,400	10,000	174,900		
Tree Growth Year 0			2012	48,500	136,400	10,000	174,900		
FARM LAND YEAR 0									
OPEN SPACE YEAR 0			2013	48,500	136,400	10,000	174,900		
Zone/Land Use 21 RURAL			2014	48,500	136,400	10,000	174,900		
Secondary Zone			2015	48,500	136,400	10,000	174,900		
			2016	48,500	136,400	15,000	169,900		
Topography 2 Rolling			2017	48,500	136,400	20,000	164,900		
1.Level	4.Below St	7.Steep	2018	48,500	136,400	20,000	164,900		
2.Rolling	5.Low	8.Rough	2019	48,500	136,400	20,000	164,900		
3.Above St	6.Swampy	9.	2020	48,500	136,400	25,000	159,900		
Utilities 2 Public Water 6 Septic System			2021	48,500	136,400	25,000	159,900		
1.Public	4.Dr Well	7.Cesspool	2022	48,500	136,400	24,000	160,900		
2.Water	5.DUG/LAKE	8.	2023	60,600	170,500	25,000	206,100		
3.Sewer	6.Septic	9.None							
Street 1 Paved			2024	60,600	170,500	25,000	206,100		
1.Paved	4.Proposed	7.	Land Data						
2.Semi Imp	5.Private	8.							
3.Gravel	6.Pub Eas	9.NoStreet							
TREE GROWTH PLAN 0			Front Foot	Type	Effective		Influence		Influence Codes
CONSERV EASE 0					Frontage	Depth	Factor	Code	
Sale Data						%			
						%			
						%			
						%			
						%			
						%			
Sale Type			Square Foot	Square Feet					
1.Land	4.Mobile	7.			%				
2.L & B	5.Other	8.			%				
3.Building	6.	9.			%				
Financing					%				
1.Convent	4.Seller	7.			%				
2.FHA/VA	5.Private	8.			%				
3.Assumed	6.Cash	9.Unknown			%				
Validity			Fract. Acre	Acreage/Sites					
1.Valid	4.Split	7.Renovate		20	1.00	100	% 0		
2.Related	5.Partial	8.Other		21	1.00	100	% 0		
3.Distress	6.Exempt	9.Foreclose		28	4.44	100	% 0		
Verified						%			
1.Buyer	4.Agent	7.Family				%			
2.Seller	5.Pub Rec	8.Other				%			
3.Lender	6.MLS	9.				%			
			Total Acreage 5.44						

WISCASSET

Map Lot R06-013-A

Account 831

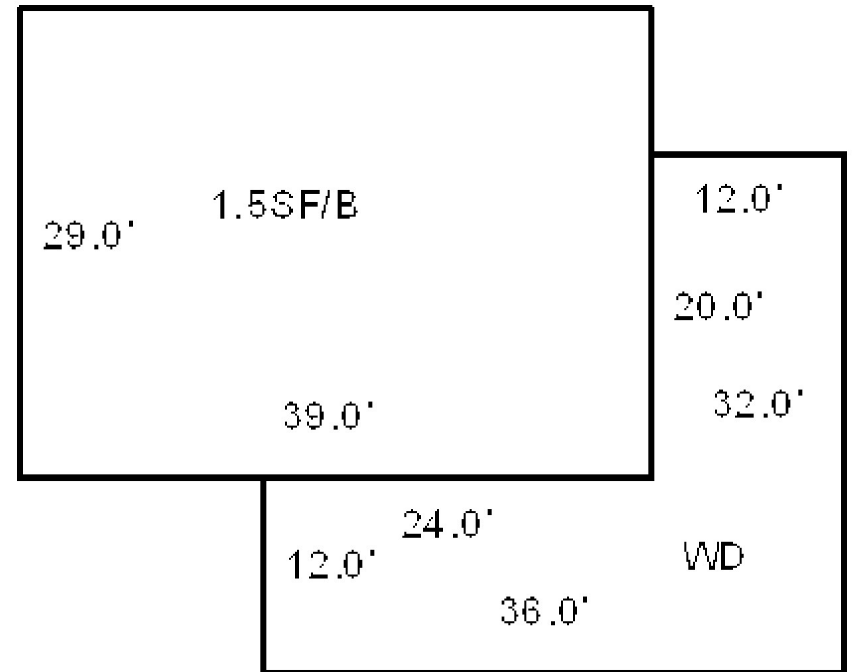
Location 35 LAMSON LANE

Card 1 Of 1 9/26/2024

Building Style	1 Conventional		SF Bsmst Living	0		Layout	1 Typical						
1.Conv.	5.Colonial	9.Other	Fin Bsmst Grade	0 0		1.Typical	4.	7.					
2.Ranch	6.Split	10.Double	HEARTH	0		2.Inadeq	5.	8.					
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type	100%	5 Forced Warm Air	3.	6.	9.					
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic	9 None						
Dwelling Units	1		2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.					
Other Units	0		3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.					
Stories	4 One & 1/2 Story		4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None					
1.1	4.1.5	7.	Cool Type	0%	9 None	Insulation	1 Full						
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.					
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.					
Exterior Walls	2 WOOD SHINGLE		3.H Pump	6.	9.None	3.Capped	6.	9.None					
1.CLAP	5.T-111	9.OTHER	Kitchen Style	2 TYPICAL		Unfinished %	0%						
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor	4 Good 95%						
3.COMP	7.NOv	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad					
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad					
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 TYPICAL		3.C Grade	6.AA Grade	9.Same					
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)	1131						
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition	4 Average						
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G					
SF Masonry Trim	0		# Rooms	5		2.Fair	5.Avg+	8.Exc					
OPEN-3-CUSTOM	0		# Bedrooms	3		3.Avg-	6.Good	9.Same					
OPEN-4-CUSTOM	0		# Full Baths	2		Phys. % Good	0%						
Year Built	1987		# Half Baths	0		Funct. % Good	100%						
Year Remodeled	0		# Addn Fixtures	0		Functional Code	9 None						
Foundation	1 Concrete		# Fireplaces	0		1.Incomp	4.SMALL	7.LAYOUT					
1.Concrete	4.Wood	7.	<div><p>TRIO Software <i>A Division of Harris Computer Systems</i></p></div>						8.OTHER				
2.C Block	5.Slab	8.							3.Defmaint		6.STYLE	9.None	
3.Br/Stone	6.Piers	9.							Econ. % Good		100%		
Basement	4 Full Basement								Economic Code		None		
1.1/4 Bmt	4.Full Bmt	7.							0.None		3.Services	9.None	
2.1/2 Bmt	5.None	8.							1.Location		4.Traffic	8.	
3.3/4 Bmt	6.	9.None							2.Encroach		8.Other	9.	
Bsmst Gar # Cars	0								Entrance Code		5 Estimated		
Wet Basement	1 Dry Basement								1.Interior		4.Vacant	7.	
1.Dry	4.	7.							2.Refusal		5.Estimate	8.	
2.Damp	5.	8.	3.Informed		6.	9.							
3.Wet	6.	9.	Information Code		5 Estimate								

Date Inspected 1/24/2007

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
68 Wood Deck	1983	672	3 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot R06-013-B			Account 832			Location 294 GARDINER ROAD			Card 1 Of 1			9/26/2024		
JONES, LOUISE J DAVIS, DANIEL O 294 GARDINER ROAD WISCASSET ME 04578 B5868P40 B5868P43						Property Data			Assessment Record					
						Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total	
						Tree Growth Year 0			2011	44,200	56,200	10,000	90,400	
						FARM LAND YEAR 0			2012	44,200	56,200	10,000	90,400	
						OPEN SPACE YEAR 0			2013	44,200	56,200	10,000	90,400	
Previous Owner JONES, JUDITH L 294 GARDINER ROAD WISCASSET ME 04578 Sale Date: 4/08/2022						Zone/Land Use 21 RURAL			2014	44,200	56,200	10,000	90,400	
						Secondary Zone			2015	44,200	56,200	10,000	90,400	
									2016	44,200	56,200	15,000	85,400	
						Topography 2 Rolling 7 Steep			2017	44,200	56,200	20,000	80,400	
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	44,200	56,200	20,000	80,400	
2019	44,200	56,200	20,000	80,400										
						Utilities 4 Drilled Well 6 Septic System			2020	44,200	56,200	25,000	75,400	
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	44,200	56,200	25,000	75,400	
									2022	44,200	56,200	24,000	76,400	
						Street 1 Paved			2023	55,300	70,300	0	125,600	
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2024	59,500	70,300	0	129,800	
Land Data														
Inspection Witnessed By:						Front Foot		Type	Effective		Influence		Influence Codes	
									Frontage	Depth	Factor	Code		
											%			
											%			
											%			
X						Square Foot			Square Feet					
										%				
										%				
										%				
										%				
Notes: '24 Per written request combine lot 13-C with this lot. Lot now 5.01 acres. 2003-NO POOL, ADDED BATHROOM ADDITION						Fract. Acre			Acreege/Sites					
									20	1.00	100	%	0	
									21	1.00	100	%	0	
									28	4.01	100	%	0	
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WISCASSET

Map Lot R06-013-B

Account 832

Location 294 GARDINER ROAD

Card 1

Of 1

9/26/2024

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 2 1/2 Finished
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 3 Capped Only
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 770
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 2 Fair
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1875	# Half Baths 0	Funct. % Good 95%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 3 3/4 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/25/2007

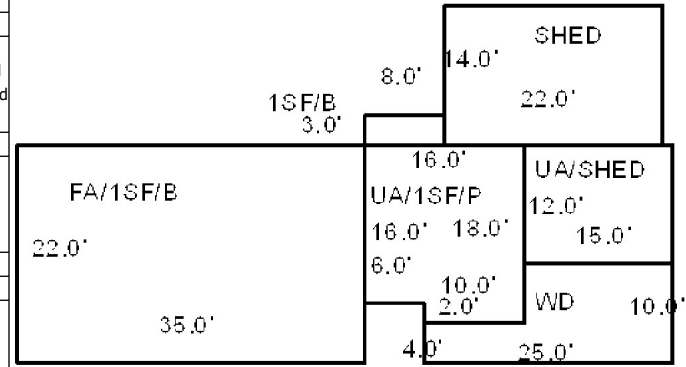
Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	276	0 0	0	0 %	0 %	
28 Unfinished Attic	0	276	0 0	0	0 %	0 %	
24 Frame Shed	1990	180	0 0	0	0 %	0 %	
24 Frame Shed	1990	308	0 0	0	0 %	0 %	
68 Wood Deck	1988	190	3 100	4	0 %	100 %	
1 ONE STORY	2002	24	3 100	4	0 %	100 %	
28 Unfinished Attic	0	180	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

SHED 12X20

SHED 6X8



Map Lot R06-013-C			Account 833			Location GARDINER ROAD			Card 1 Of 1			9/26/2024			
JONES, LOUISE J DAVIS, DANIEL O 294 GARDINER ROAD WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	41,000	0	0	41,000		
						FARM LAND YEAR 0			2012	41,000	0	0	41,000		
						OPEN SPACE YEAR 0			2013	41,000	0	0	41,000		
Previous Owner JONES, JUDITH L 294 GARDINER ROAD WISCASSET ME 04578 Sale Date: 4/08/2022						Zone/Land Use 21 RURAL			2014	41,000	0	0	41,000		
						Secondary Zone			2015	41,000	0	0	41,000		
									2016	41,000	0	0	41,000		
						Topography 2 Rolling			2017	41,000	0	0	41,000		
						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			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											
Inspection Witnessed By:						Land Data									
						Front Foot		Type	Effective		Influence		Influence Codes		
									Frontage	Depth	Factor	Code			
											%				
											%				
X No./DateDescriptionDate Insp.						Square Foot		Square Feet							
									%						
									%						
									%						
Notes: '24 Per written request delete this lot and combine with lot 013-C.						Fract. Acre		Acreege/Sites							
								20	1.00	100	%	0			
								21	1.00	100	%	0			
								28	0.70	100	%	0			
WISCASSET										%					
										%					
										%					
										%					
						Total Acreage		1.70							

WISCASSET

Map Lot R06-013-C

Account 833

Location GARDINER ROAD

Card 1 Of 1 9/26/2024

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

WISCASSET WATER DISTRICT WISCASSET ME 04578			Property Data			Assessment Record						
			Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year 0			2011	36,700	100,000	136,700	0		
			FARM LAND YEAR 0			2012	36,700	100,000	136,700	0		
			OPEN SPACE YEAR 0			2013	36,700	100,000	136,700	0		
			Zone/Land Use 21 RURAL			2014	36,700	100,000	136,700	0		
			Secondary Zone			2015	36,700	100,000	136,700	0		
						2016	36,700	100,000	136,700	0		
			Topography 1 Level			2017	36,700	100,000	136,700	0		
1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.						2018	36,700	100,000	136,700	0		
						2019	36,700	100,000	136,700	0		
						Utilities 9 NoWater/NoSewer			2020	36,700	100,000	136,700
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None						2021	36,700	100,000	136,700	0		
						2022	36,700	100,000	136,700	0		
						2023	45,900	100,000	145,900	0		
			Street 1 Paved			2024	45,900	100,000	145,900	0		
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			Land Data						
			Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00		
						Frontage	Depth	Factor	Code			
Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.C Condominium 20.Base Homesite			Square Feet									
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2			Acreage/Sites									
			20	1.00	100	%	0					
			21	0.20	100	%	0					
Verified 1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.												

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

WISCASSET

Map Lot R06-013-D

Account 834

Location 32 LAMSON LANE

Card 1 Of 1 9/26/2024

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

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
360 TOWER.....	0				%	%	100,000	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



9/11/24 NOT OPEN WHEN I WENT BY, NOT SURE ON BATHROOMS. ADJUST VACANCY
2/16/11-abatement issued to recognize the condition of the buildings(down to 50%) and also to recognize the fact that the rear land drops right off and should not all be coded commercial prime. Corrected to be rear land similar to new McDonalds. Mr. Crosby will bring in a survey stating the additional acreage amount so that the records can be corrected (6 +/- acres)=6.307, shows as 6.31 acres with 0.33 acreage. 2011-updates being done to the building put function up to 65% and check in 2012 to move up to

Property Data			Assessment Record						
Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total		
			2011	40,400	43,200	10,000	73,600		
Tree Growth Year 0			2012	40,400	43,200	10,000	73,600		
FARM LAND YEAR 0			2013	40,400	43,200	10,000	73,600		
OPEN SPACE YEAR 0			2014	40,400	43,200	10,000	73,600		
Zone/Land Use 21 RURAL			2015	40,400	43,200	10,000	73,600		
Secondary Zone			2016	40,400	43,200	15,000	68,600		
			2017	40,400	43,200	20,000	63,600		
Topography 1 Level			2018	40,400	43,200	20,000	63,600		
1.Level	4.Below St	7.Steep	2019	40,400	43,200	20,000	63,600		
2.Rolling	5.Low	8.Rough	2020	40,400	43,200	25,000	58,600		
3.Above St	6.Swampy	9.	2021	40,400	43,200	25,000	58,600		
Utilities 2 Public Water 6 Septic System			2022	40,400	43,200	24,000	59,600		
1.Public	4.Dr Well	7.Cesspool	2023	50,500	54,000	25,000	79,500		
2.Water	5.DUG/LAKE	8.	2024	50,500	54,700	25,000	80,200		
3.Sewer	6.Septic	9.None	Land Data						
Street 1 Paved									
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code	
3.Gravel	6.Pub Eas	9.NoStreet					%		
TREE GROWTH PLAN 0							%		
CONSERV EASE 0							%		
Sale Data							%		
							%		
Sale Date 12/01/2000							%		
Price 500					%				
Sale Type 1 Land Only			Square Foot		Square Feet				
1.Land	4.Mobile	7.					%		
2.L & B	5.Other	8.					%		
3.Building	6.	9.					%		
Financing 9 Unknown							%		
1.Convent	4.Seller	7.					%		
2.FHA/VA	5.Private	8.					%		
3.Assumed	6.Cash	9.Unknown					%		
Validity 2 Related Parties			Fract. Acre		Acreage/Sites				
1.Valid	4.Split	7.Renovate			20	1.00	100	%	0
2.Related	5.Partial	8.Other			21	1.00	100	%	0
3.Distress	6.Exempt	9.Foreclose			28	0.38	100	%	0
Verified 5 Public Record							%		
1.Buyer	4.Agent	7.Family					%		
2.Seller	5.Pub Rec	8.Other					%		
3.Lender	6.MLS	9.					%		
			Total Acreage		1.38				


WISCASSET

Map Lot R06-013-E

Account 835

Location 28 LAMSON LANE

Card 1 Of 1 9/26/2024

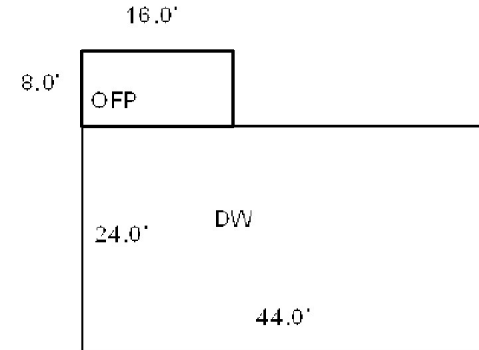
Building Style 10 Double Wide	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 2 Fair 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++ Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1056
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1991	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/25/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	1991	96	2 100	3	0 %	100 %		1.ONE STORY FRAM
84 1.50 ST SHED....	2001	400	3 100	4	0 %	100 %		2.TWO STORY FRAM
21 Open Frame	2002	128	3 100	4	0 %	100 %		3.THREE STORY FR
124 SOLAR PANELS	2023	14	3 100	4	0 %	100 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED 20X20



SHED 8X12



WISCASSET

Map Lot R06-013-F

Account 2216

Location LAMSON LANE

Card 1 Of 1 9/26/2024

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

Map Lot R06-014			Account 836			Location 318 GARDINER ROAD			Card 1		Of 1		9/26/2024	
DERMODY, JUAN F DERMODY, SARAH 19896 HEARTHSTONE DRIVE DENHAM SPRINGS LA 70726				Property Data			Assessment Record							
				Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total			
				Tree Growth Year 0			2011	41,300	116,900	10,000	148,200			
				FARM LAND YEAR 0			2012	41,300	116,900	10,000	148,200			
				OPEN SPACE YEAR 0			2013	41,300	116,900	10,000	148,200			
B1480P266 B5043P34				Zone/Land Use 21 RURAL			2014	41,300	116,900	10,000	148,200			
				Secondary Zone			2015	41,300	116,900	10,000	148,200			
							2016	41,300	116,900	15,000	143,200			
				Topography 1 Level			2017	41,300	116,900	0	158,200			
				Previous Owner BROWN, RUSSELL THOMAS BROWN, JOANNE				1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	41,300	116,900	0
Utilities 1 All Public			2019					41,300	116,900	0	158,200			
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020					41,300	116,900	0	158,200			
Street 1 Paved			2021					41,300	116,900	0	158,200			
1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022					41,300	116,900	0	158,200			
WISCASSET ME 04578 Sale Date: 8/18/2016				Street 1 Paved			2023	51,600	146,100	0	197,700			
				1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2024	51,600	146,100	0	197,700			
				Land Data										
				Front Foot		Type	Effective		Influence		Influence Codes			
							Frontage	Depth	Factor	Code				
		%												
		%												
11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot							%		1.Open Space					
							%		2.Neighborhood A					
							%		3.Topography					
							%		4.Size/Shape					
							%		5.Access					
							%		6.Restriction					
							%		7.Corner/Locatio					
							%		8.View/Environ					
				Square Foot	Square Feet				9.Fract Share					
							%		Acres					
							%		30.Rear 20+					
							%		31.Waterfront Rea					
							%		32.Open Space					
							%		33.RestrictEsm					
							%		34.PASTURE 1					
							%		35.HORTICULTURAL-					
				Fract. Acre	Acreage/Sites				36.Pasture 3					
					20	1.00	100	%	0	37.Softwood				
					21	1.00	100	%	0	38.Mixed Wood				
					28	0.84	100	%	0	39.Hardwood				
							%		40.Wasteland					
							%		41.CAMP SITE					
							%		42.Mobile Home Si					
							%		43.Condo Site					
				Total Acreage		1.84				44.Site Improve				
										45.CAMP SITE				
										46.PAVING/00				

DERMODY, JUAN F
DERMODY, SARAH
19896 HEARTHSTONE DRIVE
DENHAM SPRINGS LA 70726

B1480P266 B5043P34

Previous Owner
BROWN, RUSSELL THOMAS
BROWN, JOANNE

WISCASSET ME 04578
Sale Date: 8/18/2016

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET


WISCASSET

Map Lot R06-014

Account 836

Location 318 GARDINER ROAD

Card 1 Of 1 9/26/2024

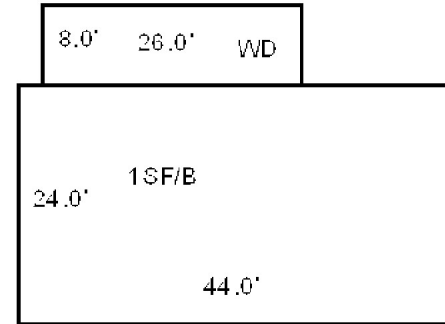
Building Style 3 Raised Ranch	SF Bsmt Living 634	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 3 COMPOSITION	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1056
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1974	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/24/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
76 1.25 ST	0	864	3 100	3	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	1990	24	2 100	3	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	2000	208	0 0	0	0 %	0 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

GARAGE 24X36



SHED 4X6



Map Lot R06-015			Account 837			Location 299 GARDINER ROAD			Card 1		Of 1		9/26/2024			
DERMODY, JUAN F DERMODY, SARAH J 19896 HEARTHSTONE DRIVE DENHAM SPRINGS LA 70726						Property Data			Assessment Record							
						Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total			
						Tree Growth Year 0			2011	38,500	50,800	10,000	79,300			
						FARM LAND YEAR 0			2012	38,500	50,800	10,000	79,300			
						OPEN SPACE YEAR 0			2013	38,500	50,800	10,000	79,300			
B4030P266						Zone/Land Use 21 RURAL			2014	38,500	50,800	10,000	79,300			
Previous Owner KOEHLING, LOUISA S. (DEWISEES) KOEHLING JR., APT, BROWN & CLARK C/O JUAN F. & SARAH J. DERMODY WISCASSET ME 04578 Sale Date: 7/17/2008						Secondary Zone			2015	38,500	50,800	10,000	79,300			
									2016	38,500	50,800	15,000	74,300			
Previous Owner KOEHLING, LOUISA S						Topography 1 Level			2017	38,500	50,800	20,000	69,300			
									2018	38,500	50,800	20,000	69,300			
299 GARDINER ROAD WISCASSET ME 04578 Sale Date: 3/20/2008						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2019	38,500	50,800	0	89,300			
						Utilities 4 Drilled Well 6 Septic System			2020	38,500	50,800	0	89,300			
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	38,500	50,800	25,000	64,300			
									2022	38,500	50,800	24,000	65,300			
						Street 1 Paved			2023	48,100	63,400	25,000	86,500			
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2024	48,100	63,400	25,000	86,500			
						Land Data										
						Front Foot		Type	Effective		Influence		Influence Codes			
									Frontage	Depth	Factor	Code				
											%			1.Open Space		
		%		2.Neighborhood A												
		%		3.Topography												
		%		4.Size/Shape												
		%		5.Access												
		%		6.Restriction												
Square Foot			Square Feet				7.Corner/Locatio									
					%		8.View/Environ									
					%		9.Fract Share									
					%		Acres									
					%		30.Rear 20+									
					%		31.Waterfront Rea									
					%		32.Open Space									
					%		33.RestrictEsm									
					%		34.PASTURE 1									
									35.HORTICULTURAL-							
Fract. Acre			Acreage/Sites				36.Pasture 3									
			20	1.00	100	%	0	37.Softwood								
			21	0.69	100	%	0	38.Mixed Wood								
					%		39.Hardwood									
					%		40.Wasteland									
					%		41.CAMP SITE									
					%		42.Mobile Home Si									
					%		43.Condo Site									
Total Acreage 0.69							44.Site Improve									
							45.CAMP SITE									
							46.PAVING/00									
Inspection Witnessed By:																
						X Date						No./Date		Description		Date Insp.
Notes: '21 Homestead Exemption removed in error. Adjust & abate '20 Homestead Exemption removed in error. Adjust & abate 2008-Mrs. Koehling passed away 03/15/08. Removed homestead. 2011-24 x 24 garage added in 2010, completed 2011 (removed old carport).						Sale Date 7/17/2008										
						Price 100,000										
						Sale Type 2 Land & Buildings										
						1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.										
						Financing 9 Unknown										
WISCASSET						1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown										
						Validity 1 Arms Length Sale										
						1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose										
						Verified 5 Public Record										
						1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.										

WISCASSET

Map Lot R06-015

Account 837

Location 299 GARDINER ROAD

Card 1 Of 1 9/26/2024

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 4 Full Finished
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 4 ASBESTOS/ASPHALT	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 594
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1940	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 2 Concrete Block	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmait 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/09/2010

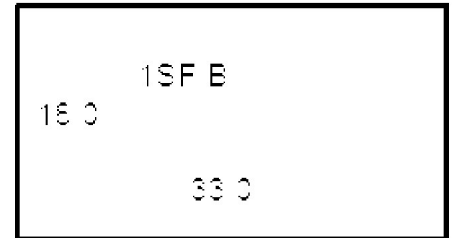
Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1960	130	2 100	4	0 %	100 %	
24 Frame Shed	1960				%	%	400
23 Frame Garage	2009	576	3 100	4	0 %	100 %	
28 Unfinished Attic	2009	576	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

S-ED 10X13

S-ED 20X22

FR GAR 24X24



Map Lot R06-016

Account 838

Location 293 GARDINER ROAD

Card 1 Of 1 9/26/2024

AUSTIN, BRIAN A
AUSTIN, LINDA G
293 GARDINER ROAD
WISCASSET ME 04578

B820P216

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

37,700

108,000

10,000

135,700

2012

37,700

108,000

10,000

135,700

2013

37,700

108,000

10,000

135,700

2014

37,700

108,000

10,000

135,700

2015

37,700

108,000

10,000

135,700

2016

37,700

108,000

15,000

130,700

2017

37,700

108,000

20,000

125,700

2018

37,700

108,000

20,000

125,700

2019

37,700

108,000

20,000

125,700

2020

37,700

108,000

25,000

120,700

2021

37,700

108,000

25,000

120,700

2022

37,700

108,000

24,000

121,700

2023

47,100

135,000

25,000

157,100

2024

47,100

135,000

25,000

157,100

Land Data

Front Foot

Type

Effective

Frontage

Depth

Influence

Factor

Code

Influence Codes

11.Regular Lot

%

1.Open Space

12.Delta Triangle

%

2.Neighborhood A

13.Nabla Triangle

%

3.Topography

14.Rear Land

%

4.Size/Shape

15.Front Foot

%

5.Access

%

6.Restriction

%

7.Corner/Locatio

%

8.View/Environ

%

9.Fract Share

%

Acres

%

30.Rear 20+

%

31.Waterfront Rea

%

32.Open Space

%

33.RestrictEsm

%

34.PASTURE 1

%

35.HORTICULTURAL-

%

36.Pasture 3

%

37.Softwood

%

38.Mixed Wood

%

39.Hardwood

%

40.Wasteland

%

41.CAMP SITE

%

42.Mobile Home Si

%

43.Condo Site

%

44.Site Improve

%

45.CAMP SITE

%

46.PAVING/00

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

0.46

100

%

0

23.Deep WF Size A

%

Acres

%

24.Base Waterfron

%

25.Shallow WF Siz

%

26.Base Water Inf

%

27.Influence W Si

%

28.Rear Land 1-10

%

29.Rear Land 11-2

%

Total Acreage

0.46

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

8/2/2004-CORRECTED #BASEMENT GARAGES, ADDED ADDITION TO TAX RECORD THAT WAS NEVER ADDED IN 1999/2000. HOUSE NOW 1635 SF FROM 1210 SF. CORRECTED DECK FROM 70SF TO 140 SF AS IN SKETCH.

WISCASSET

WISCASSET

Map Lot R06-016


Account 838

Location 293 GARDINER ROAD

Card 1

Of 1

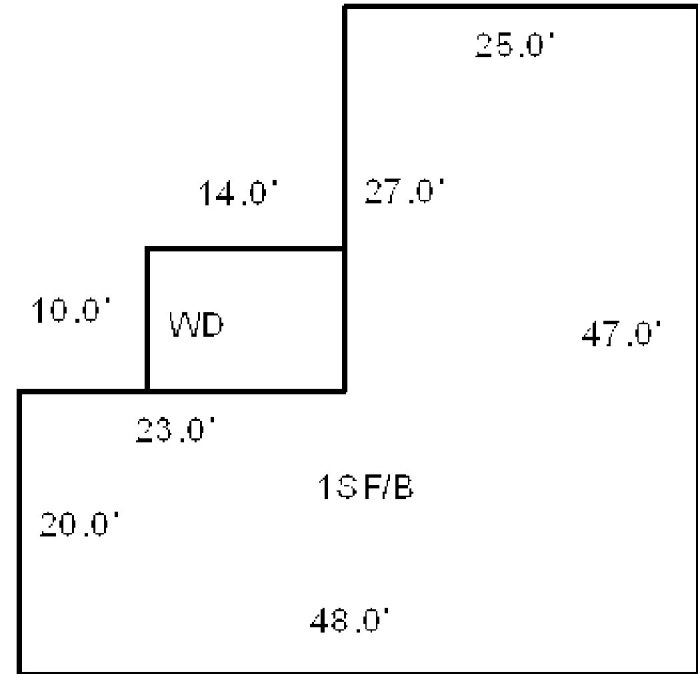
9/26/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 8 Floor/Wall Unit	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1635
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1955	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1999	# Addn Fixtures 0	Functional Code 9 None
Foundation 2 Concrete Block	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 3		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/27/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1998	140	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Map Lot R06-017			Account 839			Location 277 GARDINER ROAD			Card 1		Of 1		9/26/2024	
WYMAN, STUART R T WISCASSET ME 04578						Property Data			Assessment Record					
						Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total	
						Tree Growth Year 0			2011	64,600	96,000	10,000	150,600	
						FARM LAND YEAR 0			2012	64,600	96,000	10,000	150,600	
B1033P64						OPEN SPACE YEAR 0			2013	64,600	96,000	10,000	150,600	
						Zone/Land Use 21 RURAL			2014	64,600	96,000	10,000	150,600	
						Secondary Zone			2015	64,600	96,000	10,000	150,600	
									2016	64,600	96,000	15,000	145,600	
						Topography 2 Rolling			2017	64,000	96,000	20,000	140,000	
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	64,000	96,000	20,000	140,000	
						Utilities 1 All Public			2019	64,000	96,000	20,000	140,000	
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	64,000	96,000	25,000	135,000	
						Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2021	64,000	96,000	25,000	135,000	
									2022	64,000	96,000	24,000	136,000	
									2023	80,000	120,000	25,000	175,000	
									2024	80,000	120,000	25,000	175,000	
						Land Data								
						Front Foot		Type	Effective		Influence		Influence Codes	
									Frontage	Depth	Factor	Code		
		%												
		%												
		%												
						Square Foot		Square Feet						
									%					
									%					
									%					
									%					
						Fract. Acre		Acres/Sites						
								20	1.00	100	%	0		
								21	1.00	100	%	0		
								28	10.00	100	%	0		
								29	4.40	100	%	0		
										%				
										%				
										%				
										%				
										%				
Notes: '17 .6 acres to new lot 17-B 2002-NO LONGER COMMERCIAL BUSINESS CHANGED TO RURAL ZONE. 2005-SOLD 1 ACRE TO SON 2014-Elaine Wyman passed away 12/14/13.						Total Acreage 15.40								
WISCASSET														

WISCASSET

Map Lot R06-017



Account 839

Location 277 GARDINER ROAD

Card 1

Of 1

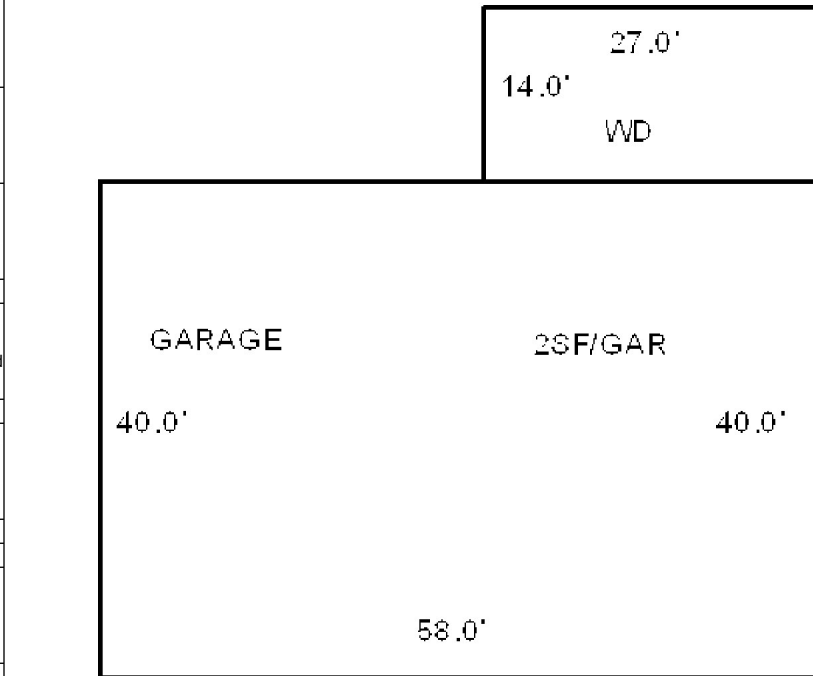
9/26/2024

Building Style 0	SF Bsmt Living 0	Layout 0
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 0	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 0
Dwelling Units 0	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 0	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 0
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 0	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 0	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 0 0%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 0	Bath(s) Style 0	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 0
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 0
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 0	Phys. % Good 0%
Year Built 0	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 0	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmait 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 0		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 0		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 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	
23 Frame Garage	1985	2320	3 100	3	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	1985	378	3 100	3	0 %	100 %		2.TWO STORY FRAM
91 1S AD/GAR.....	1985	1120	3 100	3	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot R06-017-004

Account 843

Location 271 GARDINER ROAD

Card 1 Of 1 9/26/2024

WYMAN, STUART R
WISCASSET ME 04578

WYMAN, STUART R WISCASSET ME 04578			Property Data			Assessment Record					
			Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2011	0	12,900	0	12,900	
			FARM LAND YEAR 0			2012	0	12,900	0	12,900	
			OPEN SPACE YEAR 0			2013	0	12,900	0	12,900	
			Zone/Land Use 21 RURAL			2014	0	12,900	0	12,900	
			Secondary Zone			2015	0	12,900	0	12,900	
						2016	0	12,900	0	12,900	
			Topography 1 Level			2017	0	12,900	0	12,900	
			1.Level 4.Below St 7.Steep			2018	0	12,900	0	12,900	
			2.Rolling 5.Low 8.Rough			2019	0	12,900	0	12,900	
			3.Above St 6.Swampy 9.			2020	0	12,900	0	12,900	
			Utilities 1 All Public			2021	0	12,900	0	12,900	
			1.Public 4.Dr Well 7.Cesspool			2022	0	12,900	0	12,900	
			2.Water 5.DUG/LAKE 8.			2023	0	16,200	0	16,200	
			3.Sewer 6.Septic 9.None			2024	0	16,200	0	16,200	
			Street 1 Paved			Land Data					
Inspection Witnessed By: <											


WISCASSET

Map Lot R06-017-004

Account 843

Location 271 GARDINER ROAD

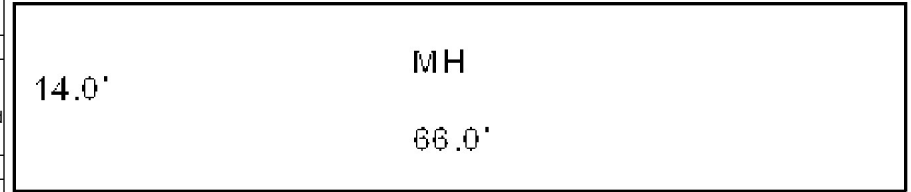
Card 1 Of 1 9/26/2024

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

Date Inspected 1/24/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14' Mobile	1978	14x66	2 100	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



WYMAN, STUART S
WISCASSET ME 04578

Property Data

Neighborhood **103 RURAL WEST**

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	39,600	91,800	10,000	121,400
2012	39,600	91,800	10,000	121,400
2013	39,600	91,800	10,000	121,400
2014	39,600	91,800	10,000	121,400
2015	39,600	91,800	10,000	121,400
2016	39,600	91,800	15,000	116,400
2017	39,600	91,800	20,000	111,400
2018	39,600	91,800	20,000	111,400
2019	39,600	91,800	20,000	111,400
2020	39,600	91,800	25,000	106,400
2021	39,600	91,800	25,000	106,400
2022	39,600	91,800	24,000	107,400
2023	49,500	114,700	25,000	139,200
2024	49,500	114,700	25,000	139,200

Land Data

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

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

10/02/03-REMOVED AMY'S NAME
2005-RECEIVED DEEDED 1 ACRE FROM PARENTS. 20' R/W.
CHANGED FROM R06-017-003 TO R06-17-A. ADDED NEW
GARAGE ALSO.
2006-MUNICIPAL QUIT CLAIM DEED BK3489 PG48.
2014-Easement recorded.

WISCASSET

WISCASSET

Map Lot R06-017-A

Account 842

Location 279 GARDINER ROAD

Card 1 Of 1 9/26/2024

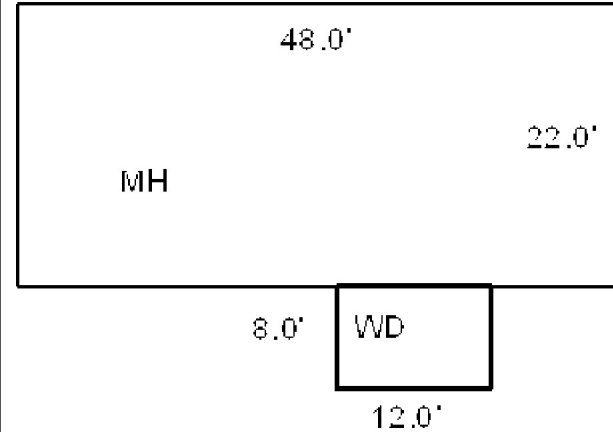
GARAGE 28X32

Building Style 10 Double Wide	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 2 Fair 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1248
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1990	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/10/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
43 2S Frame Garage	2005	896	4 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	2005	96	3 100	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	1990	96	3 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot		R06-017-B		Account	840	Location	287 GARDINER ROAD		Card	1	Of	1	9/26/2024	
JONES, GREGG T JONES, ELAINE F 287 GARDINER ROAD WISCASSET ME 04578 B5115P185 Previous Owner WYMAN, STUART R.T. 277 GARDINER ROAD WISCASSET ME 04578 Sale Date: 3/21/2017 Previous Owner SPRAGUE, JAMES P.O. BOX 228 WISCASSET ME 04578 Sale Date: 6/20/2011						Property Data		Assessment Record						
						Neighborhood		103 RURAL WEST		Year	Land	Buildings	Exempt	Total
						Tree Growth Year		0		2011	0	15,800	10,000	5,800
						FARM LAND YEAR		0		2012	0	0	0	0
						OPEN SPACE YEAR		0		2013	0	0	0	0
Inspection Witnessed By: 														

WISCASSET

Map Lot R06-017-B

Account 840

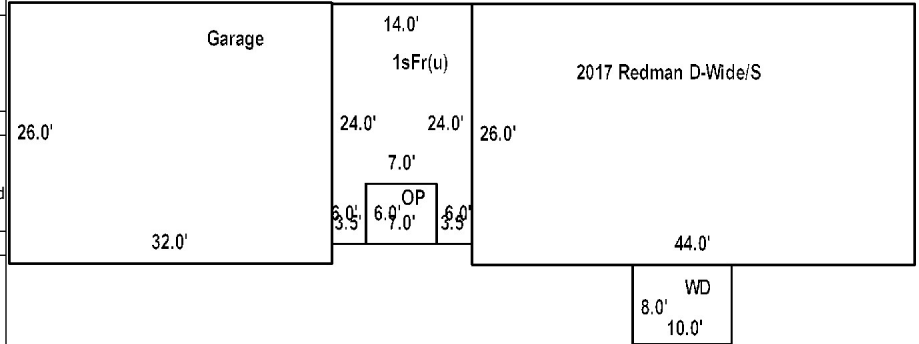
Location 287 GARDINER ROAD

Card 1 Of 1 9/26/2024

Building Style 10 Double Wide			SF Bsmt Living 0			Layout 1 Typical		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade 0 0			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH 0			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100% 5 Forced Warm Air			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic 9 None		
Dwelling Units 1			2.HWCI	6.GravWA	10.	1.1/4 Fin 4.Full Fin 7.		
Other Units 0			3.H Pump	7.Electric	11.	2.1/2 Fin 5.F/Stair 8.		
Stories 1 One Story			4.Steam	8.F/Wall	12.	3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0% 9 None			Insulation 1 Full		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy 5.Unknown 8.		
Exterior Walls 8 ALUM/VINYL			3.H Pump	6.	9.None	3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style 2 TYPICAL			Unfinished % 0%		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor 2 Fair 100%		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface 1 Asphalt Shingles			Bath(s) Style 2 TYPICAL			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint) 1144		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition 4 Average		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor 4.Avg 7.V G		
SF Masonry Trim 0			# Rooms 0			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM 0			# Bedrooms 0			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM 0			# Full Baths 2			Phys. % Good 0%		
Year Built 2017			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 1			Functional Code 9 None		
Foundation 5 Concrete Slab			# Fireplaces 0			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.	<div><p>TRIO Software <i>A Division of Harris Computer Systems</i></p></div>					
2.C Block	5.Slab	8.						
3.Br/Stone	6.Piers	9.						
Basement 9 No Basement								
1.1/4 Bmt	4.Full Bmt	7.						
2.1/2 Bmt	5.None	8.						
3.3/4 Bmt	6.	9.None						
Bsmt Gar # Cars 0								
Wet Basement 9 No Basement								
1.Dry	4.	7.						
2.Damp	5.	8.						
3.Wet	6.	9.						
						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		

Date Inspected 1/24/2007

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
22 Encl Frame Porch	0	294	3 100	4	0 %	100 %		3.THREE STORY FR
21 Open Frame	0	42	3 100	4	0 %	100 %		4.1 & 1/2 STORY
23 Frame Garage	0	832	3 100	4	0 %	100 %		5.1 & 3/4 STORY
68 Wood Deck	0	80	3 100	4	0 %	100 %		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot R06-018

Account 844

Location 263 GARDINER ROAD

Card 1 Of 1 9/26/2024

WISCASSET, INHABITANTS OF THE TOWN OF BUS GARAGE WISCASSET ME 04578			Property Data			Assessment Record								
			Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total				
			Tree Growth Year 0			2011	48,700	235,700	284,400	0				
			FARM LAND YEAR 0			2012	48,700	235,700	284,400	0				
			OPEN SPACE YEAR 0			2013	48,700	235,700	284,400	0				
B4165P277 B4793P266			Zone/Land Use 21 RURAL			2014	48,700	235,700	284,400	0				
Previous Owner REGIONAL SCHOOL UNIT NO. 12 BUS GARAGE C/O OFFICE OF THE SUPERINTENDENT WHITEFIELD ME 04353 Sale Date: 6/18/2014			Secondary Zone			2015	48,700	235,700	284,400	0				
			Topography 1 Level			2016	48,700	235,700	284,400	0				
			1.Level 4.Below St 7.Steep			2017	48,700	235,700	284,400	0				
			2.Rolling 5.Low 8.Rough			2018	48,700	235,700	284,400	0				
			3.Above St 6.Swampy 9.			2019	48,700	235,700	284,400	0				
Previous Owner WISCASSET, TOWN OF WISCASSET SCHOOL DISTRICT WISCASSET ME 04578 Sale Date: 6/30/2009			Utilities 1 All Public			2020	48,700	235,700	284,400	0				
			1.Public 4.Dr Well 7.Cesspool			2021	48,700	235,700	284,400	0				
			2.Water 5.DUG/LAKE 8.			2022	48,700	235,700	284,400	0				
			3.Sewer 6.Septic 9.None			2023	51,600	249,900	301,500	0				
			Street 1 Paved			2024	51,600	249,900	301,500	0				
Inspection Witnessed By:			1.Paved 4.Proposed 7.			Land Data								
			2.Semi Imp 5.Private 8.			Front Foot		Type	Effective		Influence		Influence Codes	
			3.Gravel 6.Pub Eas 9.NoStreet						Frontage	Depth	Factor	Code		
			TREE GROWTH PLAN 0			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot								
			CONSERV EASE 0											
X			Sale Data			Square Foot								
Date			Sale Date 6/18/2014											
No./Date			Description			Date Insp.			Price			1.Open Space		
									Sale Type 2 Land & Buildings			2.Neighborhood A		
									1.Land 4.Mobile 7.			3.Topography		
									2.L & B 5.Other 8.			4.Size/Shape		
									3.Building 6. 9.			5.Access		
Notes:			Financing 9 Unknown									6.Restriction		
			1.Convent 4.Seller 7.									7.Corner/Locatio		
			2.FHA/VA 5.Private 8.									8.View/Environ		
			3.Assumed 6.Cash 9.Unknown									9.Fract Share		
			Validity 6 Exempt Property									Acres		
WISCASSET			1.Valid 4.Split 7.Renovate									30.Rear 20+		
			2.Related 5.Partial 8.Other									31.Waterfront Rea		
			3.Distress 6.Exempt 9.Foreclose									32.Open Space		
			Verified 5 Public Record									33.RestrictEsm		
			1.Buyer 4.Agent 7.Family									34.PASTURE 1		
			2.Seller 5.Pub Rec 8.Other									35.HORTICULTURAL-		
			3.Lender 6.MLS 9.									36.Pasture 3		
												37.Softwood		
												38.Mixed Wood		
												39.Hardwood		
												40.Wasteland		
												41.CAMP SITE		
												42.Mobile Home Si		
												43.Condo Site		
												44.Site Improve		
												45.CAMP SITE		
												46.PAVING/00		





WISCASSET

Map Lot R06-018

Account 844

Location 263 GARDINER ROAD

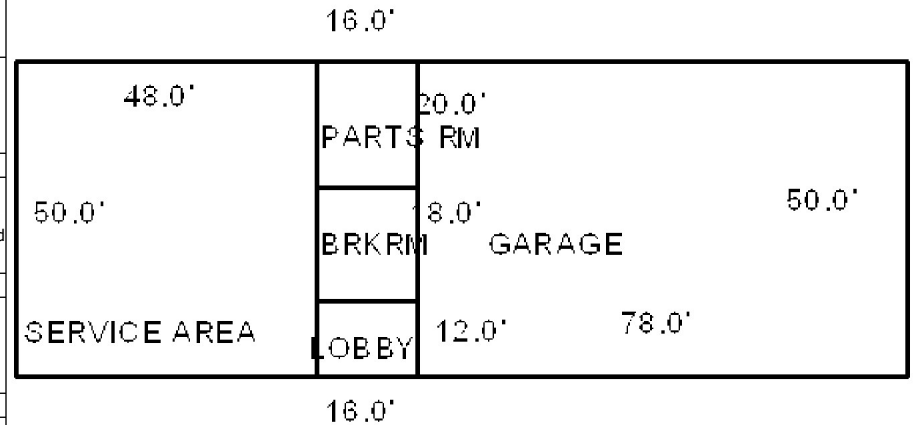
Card 1 Of 1 9/26/2024

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

Date Inspected 1/24/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
228 GARAGE FRAME	1970	7100	3 100	4	0 %	100 %		1.ONE STORY FRAM
271 OFFICE MEZZ	1970	800	3 100	4	0 %	100 %		2.TWO STORY FRAM
344 PAVING.....	1970	25000	3 100	4	0 %	50 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Property Data				Assessment Record							
Neighborhood 103 RURAL WEST				Year	Land		Buildings		Exempt	Total	
				2011	41,500		359,900		401,400	0	
Tree Growth Year 0				2012	41,500		359,900		401,400	0	
FARM LAND YEAR 0				2013		41,500		359,900	401,400		0
OPEN SPACE YEAR 0											
Zone/Land Use 21 RURAL				2014	41,500		359,900		401,400	0	
				2015	41,500		359,900		401,400	0	
Secondary Zone				2016	41,500		359,900		401,400	0	
Topography 1 Level				2017	41,500		359,900		401,400	0	
1.Level	4.Below St	7.Steep	2018		41,500		359,900	401,400		0	
2.Rolling	5.Low	8.Rough									
3.Above St	6.Swampy	9.									
Utilities	2 Public Water	3 Public Sewer	2020		41,500		359,900	401,400		0	
1.Public	4.Dr Well	7.Cesspool	2021		41,500		359,900	401,400		0	
2.Water	5.DUG/LAKE	8.	2022		41,500		359,900	401,400		0	
3.Sewer	6.Septic	9.None	2023		51,800		381,600	433,400		0	
Street 1 Paved				2024	51,800		381,600		433,400	0	
1.Paved	4.Proposed	7.	Land Data								
2.Semi Imp	5.Private	8.	Front Foot	Type	Effective		Influence		Influence Codes		
3.Gravel	6.Pub Eas	9.NoStreet			Frontage	Depth	Factor	Code			
TREE GROWTH PLAN	0						%				
CONSERV EASE	0						%				
Sale Data							%				
Sale Date							%				
Price							%				
Sale Type			Square Foot		Square Feet						
1.Land	4.Mobile	7.					%				
2.L & B	5.Other	8.					%				
3.Building	6.	9.					%				
Financing							%				
1.Convent	4.Seller	7.					%				
2.FHA/VA	5.Private	8.					%				
3.Assumed	6.Cash	9.Unknownn			%						
Validity			Fract. Acre		Acreage/Sites						
1.Valid	4.Split	7.Renovate			20	1.00		100 %	0		
2.Related	5.Partial	8.Other			21	1.00		125 %	0		
3.Distress	6.Exempt	9.Foreclose			28	0.38		125 %	0		
Verified			Acres				%				
1.Buyer	4.Agent	7.Family						%			
2.Seller	5.Pub Rec	8.Other						%			
3.Lender	6.MLS	9.						%			
								%			
								%			
								%			
				Total Acreage		1.38					

WISCASSET

Map Lot R06-019

Account 845

Location 255 GARDINER ROAD

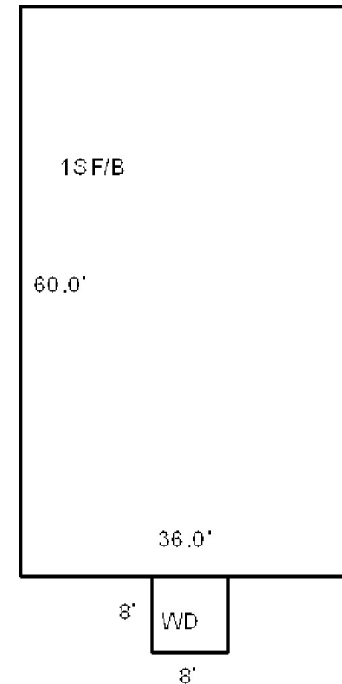
Card 1 Of 1 9/26/2024

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

Date Inspected 1/24/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
333 CHURCH	1967	2160	3 90	4	0 %	100 %		1.ONE STORY FRAM
335 FIN. BASEMENT	1967	2126	2 100	4	0 %	100 %		2.TWO STORY FRAM
344 PAVING.....	1980	30000	3 100	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	2008	64	3 100	4	0 %	100 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



ME. DISTRICT CHURCH OF NAZARENE SHERMAN G IRVING, TRUST WISCASSET ME 04578			Property Data			Assessment Record						
			Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year 0			2011	0	16,500	16,500	0		
			FARM LAND YEAR 0			2012	0	16,500	16,500	0		
			OPEN SPACE YEAR 0			2013	0	16,500	16,500	0		
			Zone/Land Use 21 RURAL			2014	0	0	0	0		
			Secondary Zone			2015	0	0	0	0		
						2016	0	0	0	0		
			Topography 1 Level			2017	0	0	0	0		
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	0	0	0	0		
						2019	0	0	0	0		
						2020	0	0	0	0		
						Utilities 2 Public Water 3 Public Sewer			2021	0	0	0
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None						2022	0	0	0	0		
						2023	0	0	0	0		
						2024	0	0	0	0		
Inspection Witnessed By: 												

WISCASSET

Map Lot R06-019-001

Account 2032

Location 257 GARDINER ROAD

Card 1 Of 1 9/26/2024

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 5 Estimated		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.	3.Informed 6. 9.					
3.Wet	6.	9.	Information Code 5 Estimate					
			1.Owner 4.Agent 7.					
			2.Relative 5.Estimate 8.					
			3.Tenant 6.Other 9.					
Date Inspected 1/24/2007								1.ONE STORY FRAM
Additions, Outbuildings & Improvements								2.TWO STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl 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 R06-020			Account 846			Location 243 GARDINER ROAD			Card 1 Of 1			9/26/2024			
HUBER, ROBERT C JR. 243 GARDINER ROAD WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	37,900	77,200	16,000	99,100		
						FARM LAND YEAR 0			2012	37,900	77,200	0	115,100		
						OPEN SPACE YEAR 0			2013	37,900	77,200	0	115,100		
B5366P18						Zone/Land Use 21 RURAL			2014	37,900	77,200	0	115,100		
Previous Owner LOYOLA, EDGAR C J/T LOYOLA, MARIA						Secondary Zone			2015	37,900	77,200	0	115,100		
									2016	37,900	77,200	0	115,100		
WISCASSET ME 04578						Topography 1 Level			2017	37,900	77,200	0	115,100		
Sale Date: 3/20/2019									2018	37,900	77,200	0	115,100		
Previous Owner PREYER, CHARLES S. CAROLYNE AMBROSE (P/R) C/O EDGAR LOYOLA WISCASSET ME 04578 Sale Date: 12/23/2011						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2019	37,900	77,200	0	115,100		
						Utilities 1 All Public			2020	37,900	77,200	0	115,100		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	37,900	77,200	0	115,100		
									2022	37,900	77,200	0	115,100		
									2023	47,300	96,600	0	143,900		
Previous Owner PREYER, EMILIE STEPHE (J/T) PREYER, CHARLES S.						Street 1 Paved			2024	47,300	96,600	0	143,900		
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet									
WISCASSET ME 04578						Land Data									
Sale Date: 12/01/2000						Front Foot		Type	Effective		Influence		Influence Codes		
Inspection Witnessed By:						11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot			Frontage	Depth	Factor	Code	1.Open Space		
											%		2.Neighborhood A		
											%		3.Topography		
											%		4.Size/Shape		
											%		5.Access		
											%		6.Restriction		
											%		7.Corner/Locatio		
											%		8.View/Environ		
											%		9.Fract Share		
											%		Acres		
X						Square Foot		Square Feet				30.Rear 20+			
						16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite				%		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											
Notes: FORMER OWNER: LAURA WRIGHT BK2315 PG0219 1/9/11-Emilie S. Preyer passed away leaving Charles S. Preyer as owner. 2012-Former Owner Charles S. Preyer Estate, bought 12/01/2000 for \$85,500.						Fract. Acre		Acreage/Sites				41.CAMP SITE			
						21.HS Size Adj		20	1.00	100 %	0	42.Mobile Home Si			
						22.Base Waterfron		21	0.52	100 %	0	43.Condo Site			
						23.Deep WF Size A				%		44.Site Improve			
						Acres				%		45.CAMP SITE			
						24.Base Waterfron				%		46.PAVING/00			
						25.Shallow WF Siz				%					
						26.Base Water Inf				%					
						27.Influence W Si				%					
						28.Rear Land 1-10				%					
29.Rear Land 11-2				%											
						Total Acreage		0.52							


WISCASSET

Map Lot R06-020

Account 846

Location 243 GARDINER ROAD

Card 1 Of 1 9/26/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1012
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1976	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/20/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	168	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

14.0'

12.0'

WD

44.0'

24.0' 1SF/B

22.0'

22.0'

2.0'

22.0'

