

Map Lot R07-031			Account 960			Location 86 TWO BRIDGE ROAD			Card 1 Of 2			9/26/2024								
FRYE, BRENT FRYE, KALEIGH 86 TWO BRIDGE ROAD WISCASSET ME 04578			Property Data			Assessment Record														
			Neighborhood 109 SOUTHEAST			Year	Land		Buildings		Exempt	Total								
			Tree Growth Year 0			2011	65,300		221,600		16,000	270,900								
			FARM LAND YEAR 0			2012	65,300		221,600		16,000	270,900								
B557P251 B5155P108			OPEN SPACE YEAR 0			2013	65,300		221,600		16,000	270,900								
Previous Owner DANIELS, JEANNE J. C/O JOYCE PAGE PO BOX 5 LIMINGTON ME 04049 Sale Date: 6/30/2017			Zone/Land Use 21 RURAL			2014	65,300		221,600		16,000	270,900								
			Secondary Zone			2015	65,300		221,600		16,000	270,900								
						2016	65,300		221,600		0	286,900								
			Topography 2 Rolling			2017	65,300		221,600		0	286,900								
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	60,300		221,600		0	281,900								
			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			2019	60,300		221,600		20,000	261,900								
						2020	60,300		221,600		25,000	256,900								
			Street 3 Gravel 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2021	60,300		221,600		25,000	256,900								
						2022	60,300		221,600		24,000	257,900								
			2023	75,400		277,000		25,000	327,400											
			2024	75,400		277,000		25,000	327,400											
Inspection Witnessed By:								Land Data												
			TREE GROWTH PLAN 0			Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot	Type	Effective		Influence		Influence Codes								
			CONSERV EASE 0					Frontage	Depth	Factor	Code	1.Open Space								
			Sale Data							%		2.Neighborhood A								
										%		3.Topography								
										%		4.Size/Shape								
										%		5.Access								
X			Date			Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Square Feet				6.Restriction								
No./Date	Description		Date Insp.							%		7.Corner/Locatio								
										%		8.View/Environ								
										%		9.Fract Share								
										%		Acres								
										%		30.Rear 20+								
Notes:			Price 200,000			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				31.Waterfront Rea								
			Sale Type 2 Land & Buildings 1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.					20	1.00	100	%	0	32.Open Space							
								21	1.00	100	%	0	33.RestrictEsm							
								28	10.00	100	%	0	34.PASTURE 1							
9/6/24 call 1sfr on cd #2 complete.			Financing 9 Unknown 1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown					29	4.00	100	%	0	35.HORTICULTURAL-							
6/6/23 NAH- 1sFr MORE COMP (SIDING&FLOORS).										%		36.Pasture 3								
7/21/22 W/MRS- ADD ADNN INC.			Validity 8 Other Non Valid 1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose							%		37.Softwood								
'18 per review of deed and tax maps(5 acres taken by cmp										%		38.Mixed Wood								
Makes this lot 15 +- acres)			Verified 5 Public Record 1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.							%		39.Hardwood								
'16 per info in nursing home remove exemptions.										%		40.Wasteland								
WISCASSET						Total Acreage 15.00														

WISCASSET

Map Lot R07-031

Account 960

Location 86 TWO BRIDGE ROAD

Card 1

Of 2

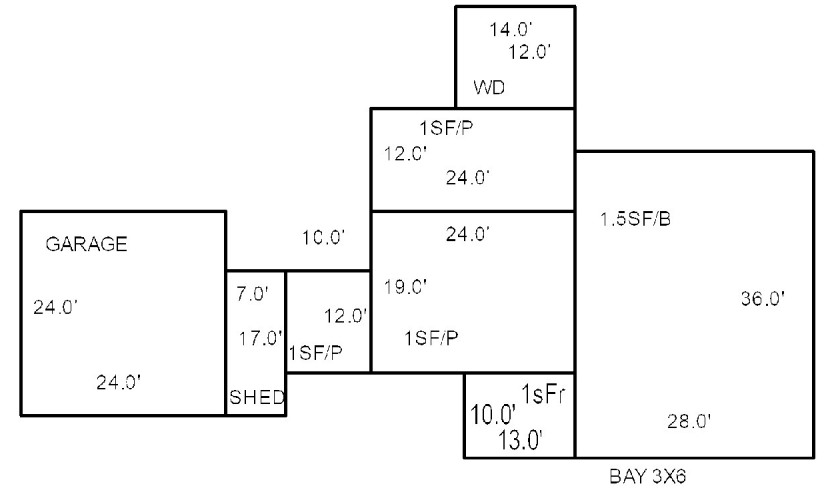
9/26/2024

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 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 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) 1008
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1805	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 2 1/2 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/31/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	288	0 0	0	0 %	0 %	
1 ONE STORY	0	456	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	24	0 0	0	0 %	0 %	
28 Unfinished Attic	0	456	0 0	0	0 %	0 %	
23 Frame Garage	1970	576	3 100	4	0 %	100 %	
68 Wood Deck	1990	168	3 100	4	0 %	100 %	
24 Frame Shed	0	119	0 0	0	0 %	0 %	
157 1.50 ST	1900	3200	3 100	4	0 %	100 %	
1 ONE STORY	0	120	0 0	0	0 %	0 %	
25 Frame Bay	0	18	0 0	0	0 %	0 %	



BARN 40X60



Map Lot R07-031

Account 960

Location 86 TWO BRIDGE ROAD

Card 2 Of 2

9/26/2024

FRYE, BRENT
FRYE, KALEIGH
86 TWO BRIDGE ROAD
WISCASSET ME 04578

B557P251 B5155P108
Previous Owner
DANIELS, JEANNE J.
C/O JOYCE PAGE
PO BOX 5
LIMINGTON ME 04049
Sale Date: 6/30/2017

Property Data

Neighborhood109 SOUTHEAST

Tree Growth Year0

FARM LAND YEARE0

OPEN SPACE YEARE0

Zone/Land Use21 RURAL

Secondary Zone

Topography2 Rolling

1.Level2.Rolling3.Above St

4.Below St5.Low6.Swampy

7.Steepest8.Rough9.

Utilities4 Drilled Well3 Public Sewer

1.Public2.Water3.Sewer

4.Dr Well5.DUG/LAKE6.Septic

7.Cesspool8.9.None

Street3 Gravel

1.Paved2.Semi Imp3.Gravel

4.Proposed5.Private6.Pub Eas

7.8.9.NoStreet

TREE GROWTH PLAN0

CONSERV EASE0

Sale Data

Sale Date6/30/2017

Price200,000

Sale Type2 Land & Buildings

1.Land2.L & B3.Building

4.Mobile5.Other6.

7.8.9.

Financing9 Unknown

1.Convent2.FHA/VA3.Assumed

4.Seller5.Private6.Cash

7.8.9.Unknown

Validity8 Other Non Valid

1.Valid2.Related3.Distress

4.Split5.Partial6.Exempt

7.Renovate8.Other9.Foreclose

Verified5 Public Record

1.Buyer2.Seller3.Lender

4.Agent5.Pub Rec6.MLS

7.Family8.Other9.

Assessment Record

Year

Land

Buildings

Exempt

Total

2022

0

4,300

0

4,300

2023

0

9,700

0

9,700

2024

0

10,800

0

10,800

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

%

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

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

WISCASSET


WISCASSET

Map Lot R07-031

Account 960

Location 86 TWO BRIDGE 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 1/31/2007								
Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	1.ONE STORY FRAM
1 ONE STORY	2021	130	9 100	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

Property Data			Assessment Record						
Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
			2011	37,800	71,200	10,000	99,000		
Tree Growth Year 0			2012	37,800	71,200	10,000	99,000		
FARM LAND YEAR 0			2013	37,800	72,200	10,000	100,000		
OPEN SPACE YEAR 0									
Zone/Land Use 21 RURAL			2014	37,800	72,200	10,000	100,000		
Secondary Zone			2015	37,800	72,200	10,000	100,000		
			2016	37,800	72,200	15,000	95,000		
Topography 1 Level			2017	37,800	72,200	20,000	90,000		
1.Level	4.Below St	7.Steep	2018	37,800	72,200	20,000	90,000		
2.Rolling	5.Low	8.Rough	2019	37,800	72,200	20,000	90,000		
3.Above St	6.Swampy	9.	2020	37,800	72,200	25,000	85,000		
Utilities 4 Drilled Well 6 Septic System									
1.Public	4.Dr Well	7.Cesspool	2021	37,800	72,200	25,000	85,000		
2.Water	5.DUG/LAKE	8.	2022	37,800	72,200	24,000	86,000		
3.Sewer	6.Septic	9.None	2023	47,200	90,200	25,000	112,400		
Street 1 Paved			2024	47,200	90,200	25,000	112,400		
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
11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot					Frontage	Depth	Factor	Code	
							%		
							%		
							%		
							%		
							%		
							%		
					%				
TREE GROWTH PLAN 0			Square Foot		Square Feet				
CONSERV EASE 0						%			
Sale Data						%			
						%			
						%			
						%			
					Sale Date 11/01/1996		%		
					Price 71,500		%		
Sale Type 2 Land & Buildings			Fract. Acre		Acreage/Sites				
1.Land	4.Mobile	7.			20	1.00	100	%	0
2.L & B	5.Other	8.			21	1.00	100	%	0
3.Building	6.	9.			28	0.73	100	%	0
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			Acres		Acres				
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.						%	
			Total Acreage		1.73				


WISCASSET

Map Lot R07-032

Account 961

Location 73 TWO BRIDGE ROAD

Card 1 Of 1 9/26/2024

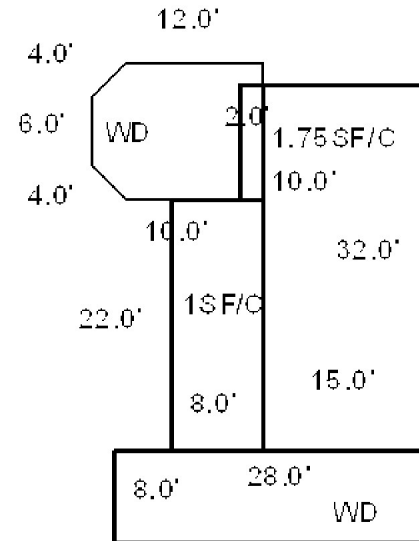
Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
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 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 1 GOOD	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 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) 480
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 1948	# Half Baths 1	Funct. % Good 100%
Year Remodeled 1999	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 5 Crawl Space		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/30/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	1999	176	0 0	0	0 %	0 %	
68 Wood Deck	1985	224	3 100	4	0 %	100 %	
23 Frame Garage	1960	420	2 100	4	0 %	100 %	
24 Frame Shed	1960	325	2 100	2	0 %	100 %	
68 Wood Deck	2001	201	3 100	4	0 %	100 %	
26 1SFr Overhang	1999	20	0 0	0	0 %	0 %	
21 Open Frame	2012	40	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	

SHED 13X25



GARAGE 20X14

CANOPY 10X20



Map Lot R07-033

Account 962

Location TWO BRIDGE ROAD

Card 1 Of 1 9/26/2024

FOGG(TRUSTEE), JANICE M
JANICE M. FOGG LIVING TRUST
FREEPORT ME 04032

Property Data

Neighborhood **109 SOUTHEAST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

Secondary Zone

Topography **7 Steep**

1.Level 4.Below St 7.Steep

2.Rolling 5.Low 8.Rough

3.Above St 6.Swampy 9.

Utilities **4 Drilled Well**

1.Public 4.Dr Well 7.Cesspool

2.Water 5.DUG/LAKE 8.

3.Sewer 6.Septic 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.

2.Semi Imp 5.Private 8.

3.Gravel 6.Pub Eas 9.NoStreet

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **3/01/1994**

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

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 60,300 500 0 60,800

2012 60,300 500 0 60,800

2013 60,300 500 0 60,800

2014 60,300 500 0 60,800

2015 60,300 500 0 60,800

2016 60,300 500 0 60,800

2017 60,300 500 0 60,800

2018 60,300 500 0 60,800

2019 60,300 500 0 60,800

2020 60,300 500 0 60,800

2021 60,300 500 0 60,800

2022 60,300 500 0 60,800

2023 75,400 700 0 76,100

2024 75,400 700 0 76,100

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

Acreage/Sites

21.HS Size Adj

22.Base Waterfron

23.Deep WF Size A

24.Base Waterfron

25.Shallow WF Siz

26.Base Water Inf

27.Influence W Si

28.Rear Land 1-10

29.Rear Land 11-2

Total Acreage

15.00

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

WISCASSET


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Map Lot R07-033

Account 962

Location TWO BRIDGE 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 1/30/2007								
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
24 Frame Shed	2010	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 R07-034

Account 963

Location 33 TWO BRIDGE ROAD

Card 1 Of 1 9/26/2024

FOGG, PETER H
FOGG, TERESA J C
WISCASSET ME 04578

B1178P119

Property Data

Neighborhood **109 SOUTHEAST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

Secondary Zone

Topography **2 Rolling**

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

Utilities **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 78,300 213,300 10,000 281,600

2012 78,300 213,300 10,000 281,600

2013 78,300 213,300 10,000 281,600

2014 78,300 213,300 10,000 281,600

2015 78,300 213,300 10,000 281,600

2016 78,300 213,300 15,000 276,600

2017 78,300 213,300 20,000 271,600

2018 78,300 213,300 20,000 271,600

2019 78,300 213,300 20,000 271,600

2020 78,300 213,300 25,000 266,600

2021 78,300 213,300 25,000 266,600

2022 78,300 213,300 24,000 267,600

2023 97,900 266,600 25,000 339,500

2024 97,900 266,600 25,000 339,500

Land Data

Front Foot

Type

Effective

Influence

Influence Codes

11.Regular Lot

12.Delta Triangle

13.Nabla Triangle

14.Rear Land

15.Front Foot

16.Regular Lot

17.Secondary Site

18.Secondary Site

19.Condominium

20.Base Homesite

21.HS Size Adj

22.Base Waterfron

23.Deep WF Size A

24.Base Waterfron

25.Shallow WF Siz

26.Base Water Inf

27.Influence W Si

28.Rear Land 1-10

29.Rear Land 11-2

20 1.00 100 % 0

21 1.00 100 % 0

28 10.00 100 % 0

29 10.00 100 % 0

30 24.00 100 % 0

42.Mobile Home Si

43.Condo Site

44.Site Improve

45.CAMP SITE

46.PAVING/00

Total Acreage 45.00

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

WISCASSET

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Map Lot R07-034

Account 963

Location 33 TWO BRIDGE ROAD

Card 1 Of 1 9/26/2024

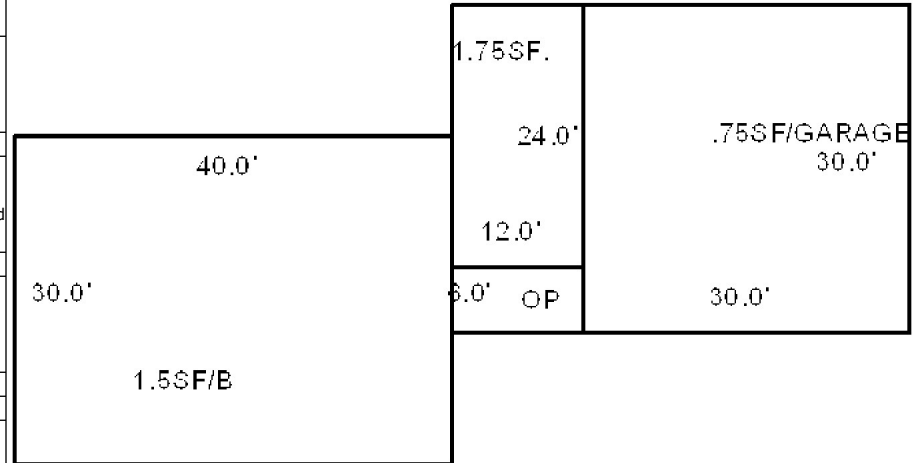
Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 67% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1200
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 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 3	Phys. % Good 0%
Year Built 1830	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 2	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 1/30/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	1990	192	3 100	4	0 %	100 %		1.ONE STORY FRAM
21 Open Frame	1999	72	4 100	4	0 %	100 %		2.TWO STORY FRAM
92 3/4S AD/GAR.....	1999	900	0 0	0	0 %	0 %		3.THREE STORY FR
5 1 & 3/4 STORY FR	1999	288	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

SHED 12X16



Map Lot R07-035

Account 2013

Location TWO BRIDGE ROAD

Card 1 Of 1 9/26/2024

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

Property Data			Assessment Record							
			Year	Land	Buildings	Exempt	Total			
Neighborhood 109 SOUTHEAST			2011	6,000	0	0	6,000			
Tree Growth Year 0			2012	6,000	0	0	6,000			
FARM LAND YEAR 0			2013	6,000	0	0	6,000			
OPEN SPACE YEAR 0			2014	6,000	0	0	6,000			
Zone/Land Use 23 UTILITY ROW			2015	6,000	0	0	6,000			
Secondary Zone			2016	6,000	0	0	6,000			
Topography 2 Rolling			2017	6,000	0	0	6,000			
1.Level 4.Below St 7.Steep			2018	6,000	0	0	6,000			
2.Rolling 5.Low 8.Rough			2019	6,000	0	0	6,000			
3.Above St 6.Swampy 9.			2020	6,000	0	0	6,000			
Utilities 9 NoWater/NoSewer			2021	6,000	0	0	6,000			
1.Public 4.Dr Well 7.Cesspool			2022	6,000	0	0	6,000			
2.Water 5.DUG/LAKE 8.			2023	6,400	0	0	6,400			
3.Sewer 6.Septic 9.None			2024	6,400	0	0	6,400			
Street 1 Paved			Land Data							
1.Paved 4.Proposed 7.			Front Foot	Type	Effective	Influence	Influence Codes			
2.Semi Imp 5.Private 8.					Frontage	Depth				
3.Gravel 6.Pub Eas 9.NoStreet				Square Foot	Square Feet					
TREE GROWTH PLAN 0										
CONSERV EASE 0										
Sale Data										
Sale Date			11.Regular Lot				1.Open Space			
Price			12.Delta Triangle				2.Neighborhood A			
Sale Type			13.Nabla Triangle				3.Topography			
1.Land 4.Mobile 7.			14.Rear Land				4.Size/Shape			
2.L & B 5.Other 8.			15.Front Foot				5.Access			
3.Building 6. 9.							6.Restriction			
Financing							7.Corner/Locatio			
1.Convent 4.Seller 7.							8.View/Environ			
2.FHA/VA 5.Private 8.							9.Fract Share			
3.Assumed 6.Cash 9.Unknown							Acres			
Validity							30.Rear 20+			
1.Valid 4.Split 7.Renovate							31.Waterfront Rea			
2.Related 5.Partial 8.Other							32.Open Space			
3.Distress 6.Exempt 9.Foreclose							33.RestrictEsm			
Verified							34.PASTURE 1			
1.Buyer 4.Agent 7.Family							35.HORTICULTURAL-			
2.Seller 5.Pub Rec 8.Other							36.Pasture 3			
3.Lender 6.MLS 9.							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 R07-035

Account 2013

Location TWO BRIDGE 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 67%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 4 Unoccupied		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.	3.Informed 6. 9.					
3.Wet	6.	9.	Information Code 5 Estimate					
Date Inspected			1.Owner 4.Agent 7.			2.Relative 5.Estimate 8.		
			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

Card 1 Of 1 9/26/2024

WISCASSET

WISCASSET

Map Lot R07-036

Account 964

Location TWO BRIDGE 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 67%			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 1/30/2007								
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 R07-037			Account 965			Location 297 BIRCH POINT ROAD			Card 1 Of 1			9/26/2024						
BARTZ, JERONIMO J BARTZ, CHRISTY 297 BIRCH POINT ROAD WISCASSET ME 04578			Property Data			Assessment Record												
			Neighborhood 109 SOUTHEAST			Year	Land		Buildings		Exempt	Total						
			Tree Growth Year 0			2011	37,800		182,100		10,000	209,900						
			FARM LAND YEAR 0			2012	37,800		182,100		10,000	209,900						
			OPEN SPACE YEAR 0			2013	37,800		182,100		10,000	209,900						
B6023P288 Previous Owner STOOPS, KALEIGH STOOPS, TREVEN C 297 BIRCH POINT ROAD WISCASSET ME 04578 Sale Date: 8/08/2023			Zone/Land Use 21 RURAL			2014	37,800		182,100		10,000	209,900						
			Secondary Zone			2015	37,800		182,100		10,000	209,900						
						2016	37,800		182,100		15,000	204,900						
			Topography 1 Level			2017	37,800		182,100		0	219,900						
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	37,800		182,100		0	219,900						
WENNNERS, DALE C. J/T WENNNERS, RONALD A. WISCASSET ME 04578 Sale Date: 6/03/2016						2019	37,800		182,100		0	219,900						
Utilities 2 Public Water 3 Public Sewer			2020	37,800		182,100		0	219,900									
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	37,800		182,100		31,000	188,900									
			2022	37,800		182,100		29,760	190,140									
Street 1 Paved			2023	47,300		227,700		31,000	244,000									
Previous Owner BRACHE, SHARON J/T TRACY, GAIL C/O MCEACHERN & THORNHILL KITTERY ME 03904 Sale Date: 1/30/2008			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2024	47,300		227,700		0	275,000						
						Land Data												
			TREE GROWTH PLAN 0			Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot	Type	Effective		Influence		Influence Codes						
			CONSERV EASE 0					Frontage	Depth	Factor	Code	1.Open Space						
			Sale Data									2.Neighborhood A						
												3.Topography						
												4.Size/Shape						
X No./Date Description Date Insp.			Sale Date 8/08/2023			Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Square Feet				5.Access						
			Price 365,000									6.Restriction						
			Sale Type 2 Land & Buildings									7.Corner/Locatio						
												8.View/Environ						
												9.Fract Share						
			Financing 9 Unknown			Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2		Acreege/Sites				Acres						
			Validity 1 Arms Length Sale					20	1.00	100	%	0	30.Rear 20+					
								21	1.00	100	%	0	31.Waterfront Rea					
								28	0.75	100	%	0	32.Open Space					
													33.RestrictEsm					
Notes: 2004-PREVIOUS OWNER: STETSON & SHIRLEY CURTIS BK2467 PG126 BARN BURNED IN DEC. 2003. 2005-CHANGED ACRES FROM 1.95 TO 1.75 PER ASDOT SURVEY. RE AD FOR \$319,000. 2008-DEED TO FEDERAL NATIONAL MORTGAGE ASSOC. PURSUANT TO DEFAULT JUDGMENT FORECLOSURE. 2009-New garage in 2009			Verified 5 Public Record									34.PASTURE 1						
			1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown									35.HORTICULTURAL-						
												36.Pasture 3						
												37.Softwood						
												38.Mixed Wood						
WISCASSET			1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.									39.Hardwood						
												40.Wasteland						
			1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose									41.CAMP SITE						
												42.Mobile Home Si						
												43.Condo Site						
			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.					Total Acreage		1.75		44.Site Improve						
												45.CAMP SITE						
												46.PAVING/00						

WISCASSET

Map Lot R07-037


Account 965

Location 297 BIRCH POINT 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 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) 730
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 1898	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 1 Incomplete
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 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 6/02/2009

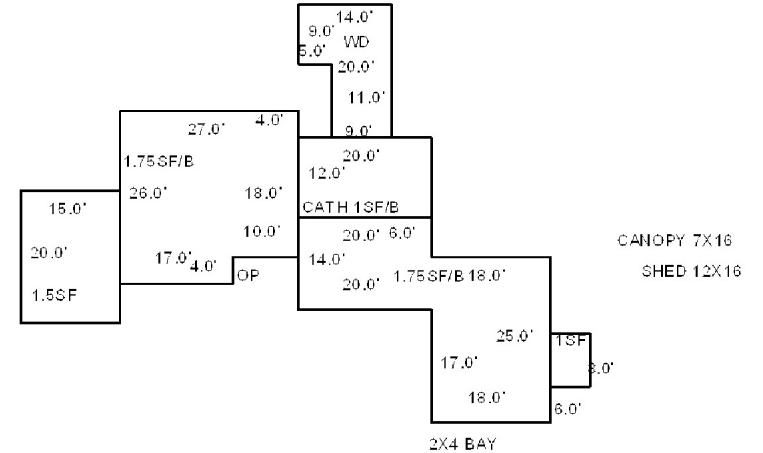
Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
15 1.75 Story/BSMT	1992	662	3 100	4	0 %	80 %		1.ONE STORY FRAM
1 ONE STORY	0	48	0 0	0	0 %	100 %		2.TWO STORY FRAM
23 Frame Garage	1975	528	3 100	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	2004	225	3 100	4	0 %	100 %		4.1 & 1/2 STORY
11 1	1898	240	0 0	0	0 %	0 %		5.1 & 3/4 STORY
4 1 & 1/2 STORY FR	1898	300	0 0	0	0 %	60 %		6.2 & 1/2 STORY
24 Frame Shed	1950	192	3 100	3	0 %	100 %		21.Open Frame Por
61 Canopy	1950	84	2 100	2	0 %	100 %		22.Encl Frame Por
23 Frame Garage	2009	816	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

Fr Garage

34x24

GARAGE 24X22



ASDOT, MARION H 291 BIRCH POINT RD WISCASSET ME 04578			Property Data			Assessment Record									
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total					
			Tree Growth Year 0			2011	38,300	59,300	10,000	87,600					
			FARM LAND YEAR 0			2012	38,300	59,300	10,000	87,600					
			OPEN SPACE YEAR 0			2013	38,300	59,300	10,000	87,600					
B2110P183 B5429P48			Zone/Land Use 21 RURAL			2014	38,300	59,300	10,000	87,600					
			Secondary Zone			2015	38,300	59,300	10,000	87,600					
						2016	38,300	59,300	15,000	82,600					
						2017	38,300	59,300	20,000	77,600					
			Topography 1 Level			2018	38,300	59,300	20,000	77,600					
			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				2019	38,300	59,300	20,000	77,600				
			2020	38,300	59,300	25,000	72,600								
			2021	38,300	59,300	25,000	72,600								
			2022	38,300	59,300	24,000	73,600								
			Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2023	47,900	74,100	25,000	97,000					
						2024	47,900	74,100	25,000	97,000					
						Land Data									
Inspection Witnessed By:			TREE GROWTH PLAN 0			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			
			CONSERV EASE 0					Frontage	Depth	Factor	Code				
			Sale Data							%					
										%					
										%					
X			Sale Date			Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Square Feet							
No./Date			Price							%					
			Sale Type							%					
			1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.							%					
			Financing							%					
Notes:			1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2		Acreage/Sites							
			Validity					20	1.00	100	%	0			
			1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose					21	1.00	100	%	0			
			Verified					28	0.99	100	%	0			
			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.							%					
								Total Acreage 1.99							

WISCASSET

Map Lot R07-038

Account 966

Location 291 BIRCH POINT 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% 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 9 OTHER	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 500
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1877	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 2 Concrete Block	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 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.

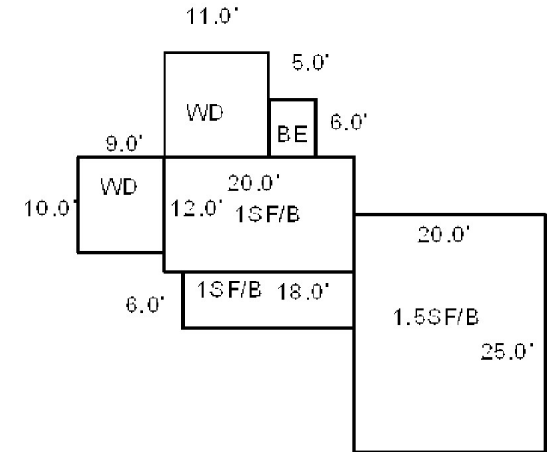
Date Inspected 1/31/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	0	108	0 0	0	0 %	0 %		1.ONE STORY FRAM
11 1	0	240	0 0	0	0 %	0 %		2.TWO STORY FRAM
29 Finished Attic	0	240	0 0	0	0 %	0 %		3.THREE STORY FR
68 Wood Deck	1970	121	2 100	2	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	1970	90	2 100	2	0 %	100 %		5.1 & 3/4 STORY
24 Frame Shed	1970	143	2 100	2	0 %	100 %		6.2 & 1/2 STORY
24 Frame Shed	2002	144	3 100	4	0 %	100 %		21.Open Frame Por
90 BSMT ENTRY.....	0	36	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 12X12

SHED 11X13



Map Lot		R07-039		Account		968		Location		285 BIRCH POINT ROAD		Card		1		Of		1		9/26/2024																																																																																																																																																																																																												
<div>NORTH CREEK CAPITOL GROUP, LLC. 728 GARDINER ROAD WISCASSET ME 04578</div> <div>B5673P62</div> <div>Previous Owner PATTERSON, SAM 1091 COMMERCIAL STREET</div> <div>ROCKPORT ME 04856 Sale Date: 2/23/2021</div> <div>Previous Owner REUMAN, CHRISTOPHER A.</div> <div>PO BOX 13 NEWCASTLE ME 04553 Sale Date: 9/08/2006</div> <div>Previous Owner DICKSON, PRISCILLA S. C/O CHRIS REUMAN PO BOX 13 NEWCASTLE ME 04553 Sale Date: 2/28/2006</div>								<div>Property Data</div> <div>Neighborhood109 SOUTHEAST</div> <div>Tree Growth Year0</div> <div>FARM LAND YEAR0</div> <div>OPEN SPACE YEAR0</div> <div>Zone/Land Use21 RURAL</div> <div>Secondary Zone</div> <div>Topography1 Level</div> <div>1.Level4.Below St7.Steep 2.Rolling5.Low8.Rough 3.Above St6.Swampy9.</div> <div>Utilities1 All Public</div> <div>1.Public4.Dr Well7.Cesspool 2.Water5.DUG/LAKE8. 3.Sewer6.Septic9.None</div> <div>Street1 Paved</div> <div>1.Paved4.Proposed7. 2.Semi Imp5.Private8. 3.Gravel6.Pub Eas9.NoStreet</div> <div>TREE GROWTH PLAN0</div> <div>CONSERV EASE0</div>				<div>Assessment Record</div> <table><tr><td>Year</td><td>Land</td><td>Buildings</td><td>Exempt</td><td>Total</td></tr><tr><td>2011</td><td>294,900</td><td>0</td><td>0</td><td>294,900</td></tr><tr><td>2012</td><td>235,500</td><td>0</td><td>0</td><td>235,500</td></tr><tr><td>2013</td><td>235,500</td><td>0</td><td>0</td><td>235,500</td></tr><tr><td>2014</td><td>235,500</td><td>0</td><td>0</td><td>235,500</td></tr><tr><td>2015</td><td>235,500</td><td>0</td><td>0</td><td>235,500</td></tr><tr><td>2016</td><td>235,500</td><td>0</td><td>0</td><td>235,500</td></tr><tr><td>2017</td><td>235,500</td><td>0</td><td>0</td><td>235,500</td></tr><tr><td>2018</td><td>235,500</td><td>0</td><td>0</td><td>235,500</td></tr><tr><td>2019</td><td>235,500</td><td>0</td><td>0</td><td>235,500</td></tr><tr><td>2020</td><td>235,500</td><td>0</td><td>0</td><td>235,500</td></tr><tr><td>2021</td><td>235,500</td><td>0</td><td>0</td><td>235,500</td></tr><tr><td>2022</td><td>235,500</td><td>0</td><td>0</td><td>235,500</td></tr><tr><td>2023</td><td>249,600</td><td>0</td><td>0</td><td>249,600</td></tr><tr><td>2024</td><td>249,600</td><td>0</td><td>0</td><td>249,600</td></tr></table>								Year	Land	Buildings	Exempt	Total	2011	294,900	0	0	294,900	2012	235,500	0	0	235,500	2013	235,500	0	0	235,500	2014	235,500	0	0	235,500	2015	235,500	0	0	235,500	2016	235,500	0	0	235,500	2017	235,500	0	0	235,500	2018	235,500	0	0	235,500	2019	235,500	0	0	235,500	2020	235,500	0	0	235,500	2021	235,500	0	0	235,500	2022	235,500	0	0	235,500	2023	249,600	0	0	249,600	2024	249,600	0	0	249,600																																																																																																																																		
								Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																																				
								2011	294,900	0	0	294,900																																																																																																																																																																																																																				
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2017	235,500	0	0	235,500																																																																																																																																																																																																																												
2018	235,500	0	0	235,500																																																																																																																																																																																																																												
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2020	235,500	0	0	235,500																																																																																																																																																																																																																												
2021	235,500	0	0	235,500																																																																																																																																																																																																																												
2022	235,500	0	0	235,500																																																																																																																																																																																																																												
2023	249,600	0	0	249,600																																																																																																																																																																																																																												
2024	249,600	0	0	249,600																																																																																																																																																																																																																												
<div>Inspection Witnessed By:</div> <div>X</div> <div>Date</div> <table><tr><td>No./Date</td><td>Description</td><td>Date Insp.</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table> <div>Notes:</div> <div>2006-PER DEED 5.2 ACRES 345.4 FRONTAGE. PREVIOUS OWNER: PRISCILLA DICKSON BK706 PG217 8/30/1971 AND BK446 PG256.</div> <div>2007-NEW OWNER AS OF 9/8/06: SAMUEL & ANDREA PATTERSON</div> <div>PO BOX 1321 LOCUST GROVE, VA 22503 540-548-1000</div> <div>ALSO IN ROCKPORT 207-594-3092. PREVIOUS OWNER: CHRIS REUMAN BK3641 PG235 BOUGHT 2/28/2006 FOR \$200,000.</div> <div>WISCASSET SPACES - 15 RENTED @ \$200. MONTH INCLUDING WATER Extra \$10 for Snow Removal</div>								No./Date	Description	Date Insp.													<div>Land Data</div> <table><tr><td rowspan="10">Front Foot</td><td rowspan="2">Type</td><td colspan="2">Effective</td><td colspan="2">Influence</td><td rowspan="2">Influence Codes</td></tr><tr><td>Frontage</td><td>Depth</td><td>Factor</td><td>Code</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td>1.Open Space</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td>2.Neighborhood A</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td>3.Topography</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td>4.Size/Shape</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td>5.Access</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td>6.Restriction</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td>7.Corner/Locatio</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td>8.View/Environ</td></tr><tr><td rowspan="10">Square Foot</td><td colspan="2">Square Feet</td><td></td><td></td><td></td><td>9.Fract Share</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td>10.Acres</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td>11.Rear 20+</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td>12.Waterfront Rea</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td>13.Open Space</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td>14.RestrictEsm</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td>15.PASTURE 1</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td>16.HORTICULTURAL-</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td>17.Pasture 3</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td>18.Softwood</td></tr><tr><td rowspan="10">Fract. Acre</td><td colspan="2">Acreage/Sites</td><td></td><td></td><td></td><td>19.Mixed Wood</td></tr><tr><td>42</td><td>17.00</td><td>100</td><td>%</td><td>0</td><td>20.Hardwood</td></tr><tr><td>20</td><td>2.00</td><td>10</td><td>%</td><td>0</td><td>21.Wasteland</td></tr><tr><td>21</td><td>2.00</td><td>100</td><td>%</td><td>0</td><td>22.CAMP SITE</td></tr><tr><td>28</td><td>3.20</td><td>100</td><td>%</td><td>0</td><td>23.Mobile Home Si</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td>24.Condo Site</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td>25.Site Improve</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td>26.CAMP SITE</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td>27.PAVING/00</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>				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	Square Foot	Square Feet					9.Fract Share							10.Acres							11.Rear 20+							12.Waterfront Rea							13.Open Space							14.RestrictEsm							15.PASTURE 1							16.HORTICULTURAL-							17.Pasture 3							18.Softwood	Fract. Acre	Acreage/Sites					19.Mixed Wood	42	17.00	100	%	0	20.Hardwood	20	2.00	10	%	0	21.Wasteland	21	2.00	100	%	0	22.CAMP SITE	28	3.20	100	%	0	23.Mobile Home Si						24.Condo Site						25.Site Improve						26.CAMP SITE						27.PAVING/00						
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<div>Total Acreage</div> <div>5.20</div>																																																																																																																																																																																																																																

WISCASSET

Map Lot R07-039

Account 968

Location 285 BIRCH POINT 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.Defmoint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 5 Estimated		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6. 9.		
3.Wet	6.	9.				Information Code 0		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected 1/30/2007								
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	R07-039-001	Account	20	Location	285 BIRCH POINT RD LOT #1	Card	1	Of	1	9/26/2024							
RANKIN, HOPE WISCASSET ME 04578				Property Data		Assessment Record											
				Neighborhood	109 SOUTHEAST	Year	Land	Buildings	Exempt	Total							
				Tree Growth Year	0	2011	0	26,100	0	26,100							
				FARM LAND YEAR	0	2012	0	26,100	0	26,100							
				OPEN SPACE YEAR	0	2013	0	0	0	0							
Previous Owner WILSON, GEORGE 285 BIRCH POINT ROAD LOT#1 WISCASSET ME 04578 Sale Date: 10/01/2011				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	34,200	0	34,200							
				1.Level	4.Below St	7.Steep	2018	0	34,200	0	34,200						
Previous Owner WILSON, MARSHA S. 183 SAWYERS ISLAND ROAD BOOTHBAY ME 04537 Sale Date: 4/01/2006				2.Rolling	5.Low	8.Rough	2019	0	34,200	20,000	14,200						
				3.Above St	6.Swampy	9.	2020	0	34,200	25,000	9,200						
				Utilities	4 Drilled Well	6 Septic System	2021	0	34,200	25,000	9,200						
				1.Public	4.Dr Well	7.Cesspool	2022	0	34,200	24,000	10,200						
				2.Water	5.DUG/LAKE	8.	2023	0	42,700	25,000	17,700						
Previous Owner KINNE, COLLEEN 31 DORR ROAD WISCASSET ME 04578				3.Sewer	6.Septic	9.None	2024	0	42,700	25,000	17,700						
				Street	1 Paved		Land Data										
				1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes				
				2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code					
				3.Gravel	6.Pub Eas	9.NoStreet		11.Regular Lot					1.Open Space				
				TREE GROWTH PLAN				12.Delta Triangle					2.Neighborhood A				
				CONSERV EASE	0			13.Nabla Triangle					3.Topography				
X <div> <div>Inspection Witnessed By:</div> <div>Date</div> </div>				Sale Data			14.Rear Land 15.Front Foot						4.Size/Shape				
				Sale Date	10/01/2011								5.Access				
				Price									6.Restriction				
				Sale Type	4 Mobile Home								7.Corner/Locatio				
				1.Land	4.Mobile	7.							8.View/Environ				
Notes: '17 W/ Hope new MH on WAS GANUM 2003-NEW MOBILE HOME ON LOT THAT WAS KIMBERLY DAVIS 2004-FORMER OWNER: COLLEEN KINNE 2006-FORMER OWNER: MARSHA WILSON 2013-Mobile home moved out of town in October 2011, assessor not aware. Abatement done on accout in 2012 and record marked vacant. WISCASSET				2.L & B	5.Other	8.	Square Foot		Square Feet				9.Fract Share				
				3.Building	6.	9.	16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite						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	8 Other Non Valid		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						35.HORTICULTURAL-				
				1.Valid	4.Split	7.Renovate						36.Pasture 3					
				2.Related	5.Partial	8.Other						37.Softwood					
				3.Distress	6.Exempt	9.Foreclose						38.Mixed Wood					
				Verified	5 Public Record							39.Hardwood					
				1.Buyer	4.Agent	7.Family	Total Acreage		0.00				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				

WISCASSET

Map Lot R07-039-001


Account 20

Location 285 BIRCH POINT RD LOT #1

Card 1

Of 1

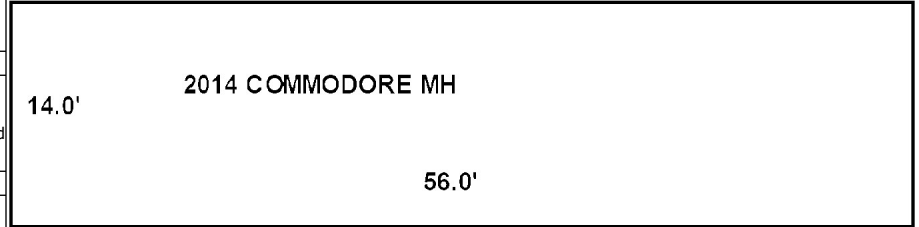
9/26/2024

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 1/30/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14' Mobile	2014	14x56	3 100	4	0 %	50 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



DELANO, DEBRA L 285 BIRCH POINT ROAD LOT 2 WISCASSET ME 04578			Property Data			Assessment Record						
			Neighborhood	109 SOUTHEAST		Year	Land		Buildings		Exempt	Total
			Tree Growth Year	0		2022	0		23,300		0	23,300
			FARM LAND YEAR			2023	0		41,900		25,000	16,900
			OPEN SPACE YEAR			2024	0		41,900		25,000	16,900
Previous Owner NORTH CREEK CAPITOL GROUP, LLC. 728 GARDINER ROAD WISCASSET ME 04578 Sale Date: 4/01/2022			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								
Inspection Witnessed By:			CONSERV EASE	0								
			Sale Data									
			Sale Date	4/01/2022								
			Price									
			Sale Type	4 Mobile Home								
X			1.Land	4.Mobile	7.							
			2.L & B	5.Other	8.							
			3.Building	6.	9.							
			Financing	9 Unknown								
			1.Convent	4.Seller	7.							
Notes:			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							
'23 Per new info provided this MH is actually owned by Delano. Correct age & make of MH.			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.							
'22 NAH add MH est park owner.												
WISCASSET												






WISCASSET

Map Lot R07-039-002

Account 2754

Location 285 BIRCH POINT ROAD LOT #2

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.Defmoint	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code 0		
Date Inspected						1.Owner	4.Agent	7.
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.

1995+-
MH/S

56.0'

14.0'

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14' Mobile	2013	14x56	3 100	3	0 %	50 %		1.ONE STORY FRAM
103 SLAB.....	1	784	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

TEGERERO, ROWENA TEGERERO, ROQUE 285 BIRCH POINT ROAD LOT #3 WISCASSET ME 04578			Property Data			Assessment Record							
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2011	0	19,700	10,000	9,700			
			FARM LAND YEAR 0			2012	0	19,700	10,000	9,700			
			OPEN SPACE YEAR 0			2013	0	19,700	10,000	9,700			
			Zone/Land Use 21 RURAL			2014	0	19,700	10,000	9,700			
			Secondary Zone			2015	0	19,700	10,000	9,700			
						2016	0	19,700	15,000	4,700			
			Topography 1 Level			2017	0	19,700	19,700	0			
			1.Level	4.Below St	7.Steep	2018	0	19,700	19,700	0			
			2.Rolling	5.Low	8.Rough	2019	0	19,700	19,700	0			
			3.Above St	6.Swampy	9.	2020	0	19,700	19,700	0			
			Utilities 4 Drilled Well 6 Septic System			2021	0	19,700	19,700	0			
			1.Public	4.Dr Well	7.Cesspool	2022	0	19,700	19,700	0			
			2.Water	5.DUG/LAKE	8.	2023	0	24,700	24,700	0			
			3.Sewer	6.Septic	9.None	2024	0	24,700	24,700	0			
			Street 1 Paved			Land Data							
			1.Paved	4.Proposed	7.	Front Foot	Type	Effective	Influence	Influence Codes			
			2.Semi Imp	5.Private	8.			Frontage	Depth				
			3.Gravel	6.Pub Eas	9.NoStreet		11.Regular Lot			1.Open Space			
			TREE GROWTH PLAN 0				12.Delta Triangle			2.Neighborhood A			
			CONSERV EASE 0				13.Nabla Triangle			3.Topography			
			Sale Data				14.Rear Land			4.Size/Shape			
X			Sale Date				15.Front Foot			5.Access			
			Price			Square Foot				6.Restriction			
			Sale Type							7.Corner/Locatio			
			1.Land	4.Mobile	7.			Square Feet			8.View/Environ		
			2.L & B	5.Other	8.					9.Fract Share			
			3.Building	6.	9.					Acres			
			Financing							30.Rear 20+			
			1.Convent	4.Seller	7.					31.Waterfront Rea			
			2.FHA/VA	5.Private	8.					32.Open Space			
			3.Assumed	6.Cash	9.Unknown					33.RestrictEsm			
Notes: FLOOR STAYS COLD, INSULATION IS LOOSE. NO UPDATES. SMALL WD ON BACK NV.			Validity			Fract. Acre		Acreage/Sites			34.PASTURE 1		
			1.Valid	4.Split	7.Renovate	Acres					35.HORTICULTURAL-		
			2.Related	5.Partial	8.Other						36.Pasture 3		
			3.Distress	6.Exempt	9.Foreclose						37.Softwood		
			Verified								38.Mixed Wood		
			1.Buyer	4.Agent	7.Family						39.Hardwood		
			2.Seller	5.Pub Rec	8.Other						40.Wasteland		
			3.Lender	6.MLS	9.						41.CAMP SITE		
											42.Mobile Home Si		
											43.Condo Site		
											44.Site Improve		
											45.CAMP SITE		
						Total Acreage		0.00			46.PAVING/00		
WISCASSET													


WISCASSET

Map Lot R07-039-003

Account 2269

Location 285 BIRCH POINT ROAD LOT #3

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

Date Inspected 1/30/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14' Mobile	1993	14x77	2 100	3	0 %	50 %		1.ONE STORY FRAM
24 Frame Shed	2004	48	1 100	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

14.0'

77.0'

MH

METAL SHED 8X6



Map Lot R07-039-007			Account 2755			Location 285 BIRCH POINT ROAD LOT #7			Card 1		Of 1		9/26/2024		
VEDASTO, ROSANNA 285 BIRCH POINT ROAD #7 WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2022	0	16,400	0	16,400		
						FARM LAND YEAR			2023	0	20,500	0	20,500		
						OPEN SPACE YEAR			2024	0	20,500	0	20,500		
Previous Owner NORTH CREEK CAPITOL GROUP, LLC. 728 GARDINER ROAD						Zone/Land Use 21 RURAL									
						Secondary Zone									
						Topography 1 Level									
WISCASSET ME 04578 Sale Date: 1/24/2022						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									
Inspection Witnessed By:						TREE GROWTH PLAN 0			Land Data						
						CONSERV EASE 0									
						Sale Data									
						Sale Date 1/24/2022									
						Price									
X															


WISCASSET

Map Lot R07-039-007

Account 2755

Location 285 BIRCH POINT ROAD LOT #7

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
998 14' Mobile	1990	14x66	2 100	3	0 %	50 %		3.THREE STORY FR
103 SLAB.....	1	924	3 100	3	0 %	100 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

1990 MH/S

66.0'

14.0'

Map Lot	R07-039-008	Account	2270	Location	285 BIRCH POINT ROAD LOT #8	Card	1	Of	1	9/26/2024					
DAVIS, DIANNE L 285 BIRCH POINT DRIVE LOT 8 WISCASSET ME 04578				Property Data		Assessment Record									
				Neighborhood	109 SOUTHEAST	Year	Land	Buildings	Exempt	Total					
				Tree Growth Year	0	2011	0	10,700	0	10,700					
				FARM LAND YEAR	0	2012	0	10,700	0	10,700					
				OPEN SPACE YEAR	0	2013	0	10,700	0	10,700					
Previous Owner PATTERSON, ANDREA C/O DIANNE DAVIS 285 BIRCH POINT ROAD LOT 8 WISCASSET ME 04578 Sale Date: 4/06/2017				Zone/Land Use	21 RURAL	2014	0	10,700	0	10,700					
				Secondary Zone		2015	0	10,700	0	10,700					
						2016	0	10,700	0	10,700					
				Topography	1 Level	2017	0	10,700	0	10,700					
				1.Level	4.Below St	7.Steep	2018	0	10,700	0	10,700				
Previous Owner SEIGARS, NICOLE 38 CHEWONKI NECK ROAD WISCASSET ME 04578 Sale Date: 6/20/2014				2.Rolling	5.Low	8.Rough	2019	0	10,700	0	10,700				
				3.Above St	6.Swampy	9.	2020	0	10,700	10,700	0				
				Utilities	4 Drilled Well	6 Septic System	2021	0	10,700	10,700	0				
				1.Public	4.Dr Well	7.Cesspool	2022	0	10,700	10,700	0				
				2.Water	5.DUG/LAKE	8.	2023	0	13,400	13,400	0				
Previous Owner GALINDO, OSMANY 285 BIRCH POINT ROAD LOT #8 WISCASSET ME 04578 Sale Date: 4/01/2012				3.Sewer	6.Septic	9.None	2024	0	13,400	13,400	0				
				Street	1 Paved		Land Data								
				1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes		
				2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code			
				3.Gravel	6.Pub Eas	9.NoStreet									
				TREE GROWTH PLAN	0						%				
				CONSERV EASE	0						%				
Inspection Witnessed By: X _____ Date _____				Sale Data		11.Regular Lot			Square Feet				1.Open Space		
				Sale Date	4/06/2017	12.Delta Triangle							2.Neighborhood A		
				Price		13.Nabla Triangle							3.Topography		
				Sale Type	4 Mobile Home	14.Rear Land							4.Size/Shape		
				1.Land	4.Mobile	7.							5.Access		
Notes: '16 CHANGE OWNERSHIP TO ANDREA PATTERSON. PER STUART'S MOBILE HOME SHEET 1987 COMMODORE FANTASY 14 X 70, 3 BEDROOMS, SERIAL NUMBER 61120 2012-Per owner Karen Bloom (Casey) sold to Osmany Galindo on 9/26/2011 as a gift. Then Nicole Poissinere bought mobile effective 4/1/12. 10/17/12-Added James Seigars, Jr. name to record as c/o. Property will be in his name as of 4/1/2013. 8/4/14-Per Nichole Seigars, mobile home now belongs to WISCASSET. Bill to go to both in 2014.				2.L & B	5.Other	8.	Square Foot						6.Restriction		
				3.Building	6.	9.	16.Regular Lot						7.Corner/Locatio		
				Financing	9 Unknown								8.View/Environ		
				1.Convent	4.Seller	7.							9.Fract Share		
				2.FHA/VA	5.Private	8.							30.Rear 20+		
				3.Assumed	6.Cash	9.Unknown							31.Waterfront Rea		
				Validity	8 Other Non Valid		Fract. Acre		Acreage/Sites				32.Open Space		
				1.Valid	4.Split	7.Renovate	21.HS Size Adj						33.RestrictEsm		
				2.Related	5.Partial	8.Other							34.PASTURE 1		
				3.Distress	6.Exempt	9.Foreclose							35.HORTICULTURAL-		
				Verified	8 Other Source								36.Pasture 3		
				1.Buyer	4.Agent	7.Family							37.Softwood		
				2.Seller	5.Pub Rec	8.Other	Acres						38.Mixed Wood		
				3.Lender	6.MLS	9.	24.Base Waterfron						39.Hardwood		
													40.Wasteland		
													41.CAMP SITE		
													42.Mobile Home Si		
													43.Condo Site		
							Total Acreage		0.00				44.Site Improve		
													45.CAMP SITE		
													46.PAVING/00		

WISCASSET

Map Lot R07-039-008


Account 2270

Location 285 BIRCH POINT ROAD LOT #8

Card 1

Of 1

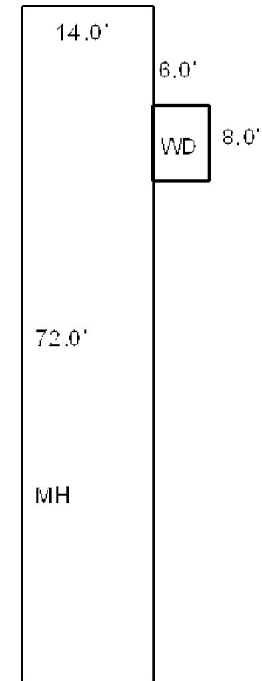
9/26/2024

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 1/30/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14' Mobile	1987	14x72	2 100	2	0 %	50 %		1.ONE STORY FRAM
68 Wood Deck	2006	48	2 100	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



Map Lot		R07-039-009		Account		2052		Location		285 BIRCH POINT ROAD LOT #9		Card		1		Of		1		9/26/2024	
AMBROSE, SUE E 285 BIRCH POINT ROAD LOT #9 WISCASSET ME 04578 B5390P300								Property Data				Assessment Record									
								Neighborhood 109 SOUTHEAST				Year		Land		Buildings		Exempt		Total	
												2011		0		10,000		0		10,000	
								Tree Growth Year 0				2012		0		10,000		0		10,000	
								FARM LAND YEAR 0				2013		0		10,000		0		10,000	
B5390P300								OPEN SPACE YEAR 0				2014		0		10,000		0		10,000	
								Zone/Land Use 21 RURAL				2014		0		10,000		0		10,000	
Previous Owner RICHARDS, BRENDA 285 BIRCH POINT ROAD LOT #9								Secondary Zone				2015		0		10,000		0		10,000	
												2016		0		10,000		0		10,000	
WISCASSET ME 04578 Sale Date: 11/25/2023								Topography 1 Level				2017		0		10,000		0		10,000	
								2018				0		10,000		0		10,000			
Previous Owner NORTH CREEK CAPITOL GROUP, LLC. 728 GARDINER ROAD								1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.				2019		0		10,000		0		10,000	
								Utilities 4 Drilled Well 6 Septic System				2020		0		10,000		0		10,000	
WISCASSET ME 04578 Sale Date: 1/23/2023								1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None				2021		0		10,000		0		10,000	
								2022				0		10,000		0		10,000			
Previous Owner PARKER JR., WILLIAM 285 BIRCH POINT ROAD LOT #9								Street 1 Paved				2023		0		21,500		0		21,500	
								2024				0		21,500		0		21,500			
WISCASSET ME 04578 Sale Date: 4/01/2022								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																		
Total Acreage 0.00																					

Notes:
'23 PER BILL OF SALE ADJUST LENGTH & CONDITION OF MH.
'18 per info provided MH sold. Abate
2002-PER MRS. DICKSON CHANGED NAME TO SCOTT &
RUTH LEIGHTON, SAME ADDRESS
2006-PER NEW OWNER OF PARK: CHANGED NAME BACK TO
SAMUEL & RUTH LEIGHTON AT SAME ADDRESS.

WISCASSET

X		Date	
No./Date	Description	Date Insp.	

WISCASSET

Map Lot R07-039-009

Account 2052

Location 285 BIRCH POINT ROAD LOT #9

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 1/30/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14' Mobile	1984	14x70	2 100	4	0 %	50 %		1.ONE STORY FRAM
24 Frame Shed	1984	96	2 100	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

FR SHED 8X12

14.0' MH
66.0'



WISCASSET


WISCASSET

Map Lot R07-039-010

Account 2736

Location 285 BIRCH POINT RD LOT #10

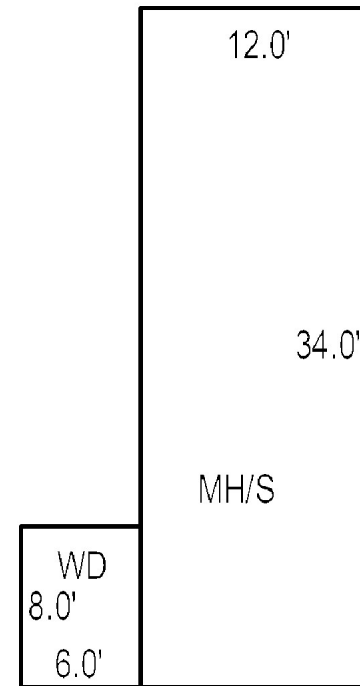
Card 1 Of 1 9/26/2024

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

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
997 12' Mobile	1985	12x34	3 100	3	0 %	50 %		1.ONE STORY FRAM
68 Wood Deck	2021	48	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



WENTWORTH, RONALD WENTWORTH, SALLY 285 BIRCH POINT LOT #11 WISCASSET ME 04578			Property Data			Assessment Record							
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2022	0	18,700	0	18,700			
			FARM LAND YEAR			2023	0	13,100	0	13,100			
			OPEN SPACE YEAR			2024	0	13,100	0	13,100			
Previous Owner DORAY, GREGORY 285 BIRCH POINT ROAD LOT #11			Zone/Land Use 21 RURAL										
			Secondary Zone										
			Topography 1 Level										
WISCASSET ME 04578 Sale Date: 12/20/2021			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										
Inspection Witnessed By:			CONSERV EASE 0										
			Sale Data										
			Sale Date 12/20/2021										
X			Price 15,000			Front Foot		Type	Effective		Influence		Influence Codes
			Sale Type 4 Mobile Home						Frontage	Depth	Factor	Code	
			1.Land	4.Mobile	7.								
No./Date			Description			Date Insp.							
Notes: '23 Per info Provide this MH appears to be owned by Gegory Doray. '22 add MH Nah (est park owned)			Financing 9 Unknown			Square Foot		Square Feet					
			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								
WISCASSET			2.Seller	5.Pub Rec	8.Other	Fract. Acre		Acres					
			3.Lender	6.MLS	9.								
			Total Acreage		0.00								




WISCASSET

Map Lot R07-039-011

Account 2756

Location 285 BIRCH POINT ROAD LOT#11

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.Defmait	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code 0		
Date Inspected						1.Owner	4.Agent	7.
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.

MH/S

34.0'

12.0'

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14' Mobile	1995	12x34	2 100	3	0 %	50 %		1.ONE STORY FRAM
103 SLAB.....	1	408	3 100	3	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

MALOY, HANNAH V 285 BIRCH POINT RD LOT 12 WISCASSET ME 04578 USA			Property Data			Assessment Record					
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total	
						2019	0	15,000	0	15,000	
						2020	0	15,000	0	15,000	
						2021	0	15,000	0	15,000	
			Zone/Land Use 21 RURAL			2022	0	15,000	0	15,000	
			Secondary Zone			2023	0	18,800	0	18,800	
						2024	0	18,800	0	18,800	
			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								
Inspection Witnessed By:			TREE GROWTH PLAN 0			<div>Land Data</div> <div><div>Front Foot</div><div>Type</div><div>Effective</div><div>Influence</div><div>Influence Codes</div></div>					
			CONSERV EASE 0								
			Sale Data								
			Sale Date								
			Price								
X <div>Date</div>			Sale Type			<div>11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot</div> <div><div>Square Foot</div><div>Square Feet</div></div> <div><div>Fract. Acre</div><div>Acres</div></div>					
			1.Land 4.Mobile 7.								
			2.L & B 5.Other 8.								
			3.Building 6. 9.								
			Financing								
Notes:			1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			<div>21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A</div> <div>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</div>					
			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						Total Acreage 0.00					


WISCASSET

Map Lot R07-039-012

Account 2695

Location 285 BIRCH POINT ROAD LOT #12

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								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	1.ONE STORY FRAM
997 12' Mobile	2010	12x33	2 100	4	0 %	50 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

KEAN, BETTY 285 BIRCH POINT ROAD LOT #13 WISCASSET ME 04578			Property Data			Assessment Record						
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year 0			2011	0	4,800	4,800	0		
			FARM LAND YEAR 0			2012	0	4,800	4,800	0		
			OPEN SPACE YEAR 0			2013	0	4,800	4,800	0		
			Zone/Land Use 21 RURAL			2014	0	4,800	4,800	0		
			Secondary Zone			2015	0	4,800	4,800	0		
						2016	0	4,800	4,800	0		
			Topography 1 Level			2017	0	4,800	4,800	0		
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			2018	0	4,800	4,800	0		
						2019	0	4,800	4,800	0		
						2020	0	4,800	4,800	0		
						2021	0	4,800	4,800	0		
						2022	0	4,800	4,800	0		
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2023	0	6,000	6,000	0		
						2024	0	6,000	6,000	0		
						Land Data						
						Front Foot	Type	Effective		Influence		Influence Codes
								Frontage	Depth	Factor	Code	
		%		1.Open Space								
		%		2.Neighborhood A								
		%		3.Topography								
		%		4.Size/Shape								
Square Foot		Square Feet				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:			TREE GROWTH PLAN 0									
			CONSERV EASE 0									
			Sale Data									
			Sale Date									
			Price									
X Date			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									
Notes:			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									
WISCASSET			3.Lender 6.MLS 9.									


WISCASSET

Map Lot R07-039-013

Account 10

Location 285 BIRCH POINT RD LOT #13

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.

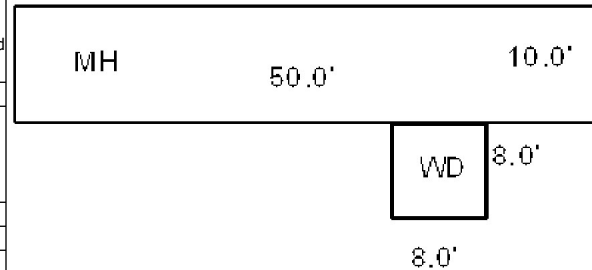
Date Inspected 1/30/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
996 10' Mobile	1958	10x50	1 100	1	0 %	50 %		1.ONE STORY FRAM
24 Frame Shed	0	100	2 100	3	0 %	100 %		2.TWO STORY FRAM
61 Canopy	0	64	1 100	1	0 %	100 %		3.THREE STORY FR
68 Wood Deck	0	64	2 100	2	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

FR SHED 6X8

METAL SHED 10X10



Map Lot R07-039-014

Account 41

Location 285 BIRCH POINT ROAD LOT #14

Card 1 Of 1 9/26/2024

VEDASTO, AMYLYN M
285 BIRCH POINT ROAD LOT #14
WISCASSET ME 04578

B5390P299

Previous Owner
TRAVIS, WHITNEY

285 BIRCH POINT ROAD LOT #14
WISCASSET ME 04578
Sale Date: 12/21/2021

Previous Owner
DIBERT, ALAN

285 BIRCH POINT ROAD LOT #14
WISCASSET ME 04578
Sale Date: 4/01/2013

Previous Owner
DIBERT, BECKI

285 BIRCH POINT ROAD LOT #14
WISCASSET ME 04578
Sale Date: 4/01/2012

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2002-THIS MOBILE HOME RELOCATED FROM MAPLEWOOD TO DICKSON'S, ALSO ADDED 8 X 8 SHED, REMOVED OLD DECK AND ADDED 10 X 14 DECK
2006-PER PARK OWNER, THIS HOME IS ON LOT 14 NOT LOT 4. RENTER IS WENDY SIMMONS.
2012-New owner Alan Dibert per owner of the park.

WISCASSET**Property Data**

Neighborhood 109 SOUTHEAST		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 21 RURAL		
Secondary Zone		
Topography 1 Level		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 4 Drilled Well 6 Septic System		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street 1 Paved		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN 0		
CONSERV EASE 0		
Sale Data		
Sale Date 12/21/2021		
Price 37,000		
Sale Type 4 Mobile Home		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing 9 Unknown		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity 1 Arms Length Sale		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified 2 Seller		
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	15,500	10,000	5,500
2012	0	15,500	10,000	5,500
2013	0	15,500	10,000	5,500
2014	0	15,500	10,000	5,500
2015	0	15,500	10,000	5,500
2016	0	15,500	15,000	500
2017	0	15,500	15,500	0
2018	0	15,500	15,500	0
2019	0	15,500	15,500	0
2020	0	15,500	15,500	0
2021	0	15,500	15,500	0
2022	0	15,500	0	15,500
2023	0	19,300	0	19,300
2024	0	19,300	0	19,300

Land Data

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

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type**Effective****Frontage****Depth****Influence****Factor****Code****Square Feet****Acreage/Sites****Total Acreage** 0.00

WISCASSET

Map Lot R07-039-014

Account 41

Location 285 BIRCH POINT ROAD LOT #14

Card 1

Of 1

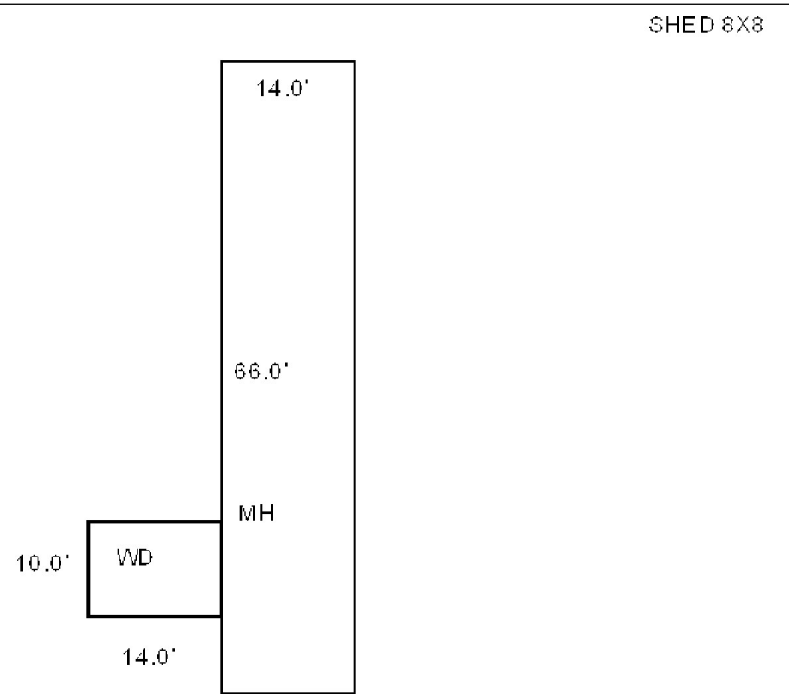
9/26/2024

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 3 Information Only
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 1/30/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14' Mobile	1989	14x66	2 100	3	0 %	50 %		1.ONE STORY FRAM
68 Wood Deck	2001	140	2 100	3	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



JOHNSTON, EVERETT W 285 BIRCH POINT ROAD LOT 15 WISCASSET ME 04578			Property Data			Assessment Record					
			Neighborhood 109 SOUTHEAST Tree Growth Year 0 FARM LAND YEAR OPEN SPACE YEAR			Year	Land	Buildings	Exempt	Total	
						2023	0	108,000	0	108,000	
						2024	0	56,000	0	56,000	
			Zone/Land Use 21 RURAL								
			Secondary Zone								
			Topography								
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.								
			Utilities								
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None								
			Street								
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet								
			TREE GROWTH PLAN 0 CONSERV EASE 0								
Inspection Witnessed By:			Sale Data			Land Data					
			Sale Date			Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot	Type	Effective		Influence	
Price			Frontage	Depth	Factor			Code			
Sale Type											
1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.											
Financing											
Notes: '24 error found MH priced 100% in error. (All single wides are assessed at 50%). Adjust and abate. 6/6/23 ADD NEW MH FROM '22 NOTE. +MVR.			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		Square Feet					
			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			Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2				Acreage/Sites				
			Total Acreage			0.00					



WISCASSET

Map Lot R07-039-015

Account 2782

Location 285 BIRCH POINT ROAD LOT #15

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.	

6.0'
12.0'
WD

14.0'

MH/S

72.0'

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14' Mobile	2021	14x72	3 100	4	0 %	50 %		1.ONE STORY FRAM
103 SLAB.....	2021	1008	3 100	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	2021	72	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 R07-039-016

Account 19

Location 285 BIRCH POINT RD LOT #16

Card 1 Of 1 9/26/2024

STANLEY, SAM
STANLEY, ELIZABETH
C/O PATTERSON MOBILE HOME PARK
ROCKPORT ME 04856

Previous Owner
MEDOMAK ENTERPRISES, INC.

PO BOX A
WALDOBORO ME 04572
Sale Date: 4/01/2013

Previous Owner
GRENIER, YVONNE L.
C/O RALPH'S HOME SALES
868 ATLANTIC HIGHWAY
WALDOBORO ME 04572
Sale Date: 10/25/2012

Previous Owner
GRENIER, JR. CALVIN L.
GRENIER, YVONNE L.

WISCASSET ME 04578
Sale Date: 3/11/2012

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2009-NEW DOUBLE WIDE, old mobile home now belongs to Sam Patterson. According to plot plan of the park this MH is on lot #16. Letter sent advising of address. Abatement prepared as mobile home is 1995 not 1998 and graded lower to show value, only paid 39,000 new.

2012-Mr. Grenier passed away 3/11/12, leaving property to wife. Sent veterans widow application as well. Taxpayer returned to say that she was now renting and not longer needed the homestead or veterans exemptions, which were

WISCASSET ME 04578
2012-2013-2014-2015-2016-2017-2018-2019-2020/12-Was notified that Medomak Bank & Ralph's Homes repossessed the mobile home. Sending 2012

Property Data

Neighborhood		109 SOUTHEAST	
Tree Growth Year		0	
FARM LAND YEAR		0	
OPEN SPACE YEAR		0	
Zone/Land Use		21 RURAL	
Secondary Zone			
Topography		1 Level	
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN		0	
CONSERV EASE		0	
Sale Data			
Sale Date		4/01/2013	
Price			
Sale Type		4 Mobile Home	
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing		9 Unknown	
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity		1 Arms Length Sale	
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified		1 Buyer	
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	39,400	16,000	23,400
2012	0	39,400	0	39,400
2013	0	39,400	0	39,400
2014	0	39,400	0	39,400
2015	0	39,400	0	39,400
2016	0	39,400	0	39,400
2017	0	39,400	0	39,400
2018	0	39,400	0	39,400
2019	0	39,400	0	39,400
2020	0	39,400	0	39,400
2021	0	39,400	0	39,400
2022	0	39,400	0	39,400
2023	0	49,300	0	49,300
2024	0	49,300	0	49,300

Land Data

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

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

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

Fract. Acre
21.HS Size Adj
22.Base Waterfron
23.Deep WF Size A
Acres
24.Base Waterfron
25.Shallow WF Siz
26.Base Water Inf
27.Influence W Si
28.Rear Land 1-10
29.Rear Land 11-2

Effective
Frontage
Depth
Influence
Factor
Code
Square Feet
Acreage/Sites
Total Acreage 0.00

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

WISCASSET

Map Lot R07-039-016

Account 19

Location 285 BIRCH POINT RD LOT #16

Card 1

Of 1

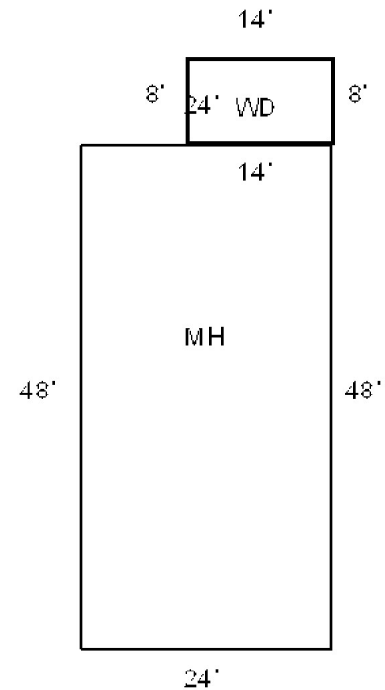
9/26/2024

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 1 Low 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) 1152
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1995	# 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 3 Information Only
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/02/2009

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	2008	112	3 100	3	0 %	100 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



DESROSIERS, FRANCIS F 285 BIRCH POINT ROAD LOT #18 WISCASSET ME 04578			Property Data			Assessment Record					
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2024	0	19,300	19,300	0	
			FARM LAND YEAR								
			OPEN SPACE YEAR								
			Zone/Land Use 21 RURAL								
			Secondary Zone								
			Topography 2 Rolling								
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.								
			Utilities 4 Drilled Well 6 Septic System								
Inspection Witnessed By: X <div><div>No./Date</div><div>Description</div><div>Date Insp.</div></div>			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.								
Notes:			Financing								
			1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown								
			Validity								
			1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose								
			Verified								
			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.								



WISCASSET

Map Lot R07-039-018

Account 2798

Location 285 BIRCH POINT ROAD LOT #18

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.	

1994 ASTRO MH/S

14.0' 76.0'

Additions, Outbuildings & Improvements									
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound	Value	
717 Astro	M/H	1994	14x76	2	100	2	0 %	50 %	1.ONE STORY FRAM
							%	%	2.TWO STORY FRAM
							%	%	3.THREE STORY FR
							%	%	4.1 & 1/2 STORY
							%	%	5.1 & 3/4 STORY
							%	%	6.2 & 1/2 STORY
							%	%	21.Open Frame Por
							%	%	22.Encl Frame Por
							%	%	23.Frame Garage
							%	%	24.Frame Shed
							%	%	25.Frame Bay Wind
							%	%	26.1SFr Overhang
							%	%	27.Unfin Basement
							%	%	28.Unfinished Att
							%	%	29.Finished Attic

Map Lot R07-039-021

Account 2540

Location 285 BIRCH POINT ROAD LOT #21

Card 1 Of 1 9/26/2024

ELLSWORTH, JOHN IV
285 BIRCH POINT ROAD #21
WISCASSET ME 04578

Previous Owner
WILLIAMS, BONNIE

285 BIRCH POINT ROAD LOT #21
WISCASSET ME 04578
Sale Date: 9/06/2013

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'18 nah new mh & wd

'17 info Mh was moved out of town by April 1st 2016. Abate.
2008-1977 Coleman Bayport mobile home, 12 x 65, 2
bedrooms, serial number 59772

WISCASSET

Property Data

Neighborhood	109 SOUTHEAST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	21 RURAL		
Secondary Zone			
Topography 1 Level			
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	9/06/2013		
Price			
Sale Type	4 Mobile Home		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	2 Related Parties		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	8 Other Source		
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	8,900	0	8,900
2012	0	8,900	0	8,900
2013	0	8,900	0	8,900
2014	0	8,900	0	8,900
2015	0	8,900	0	8,900
2016	0	8,900	0	8,900
2018	0	21,100	0	21,100
2019	0	21,100	20,000	1,100
2020	0	21,100	21,100	0
2021	0	21,100	21,100	0
2022	0	21,100	21,100	0
2023	0	26,300	25,000	1,300
2024	0	26,300	25,000	1,300

Land Data

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

WISCASSET

Map Lot R07-039-021

Account 2540

Location 285 BIRCH POINT ROAD LOT #21

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.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

WD
10.0'
8.0'

1990 MH

14.0'

66.0'

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
997 12' Mobile	1990	14x66	3 100	3	0 %	50 %		1.ONE STORY FRAM
68 Wood Deck	2005	80	3 100	4	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

WISCASSET WATER DISTRICT WISCASSET ME 04578			Property Data			Assessment Record								
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total				
						2011	5,800	0	5,800	0				
						2012	5,800	0	5,800	0				
						2013	5,800	0	5,800	0				
			Zone/Land Use 21 RURAL			2014	5,800	0	5,800	0				
			Secondary Zone			2015	5,800	0	5,800	0				
						2016	5,800	0	5,800	0				
			Topography 1 Level			2017	5,800	0	5,800	0				
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	5,800	0	5,800	0				
2019	5,800	0				5,800	0							
Utilities 9 NoWater/NoSewer						2020	5,800	0	5,800	0				
1.Public 4.Dr Well 7.Cesspool						2021	5,800	0	5,800	0				
2.Water 5.DUG/LAKE 8.						2022	5,800	0	5,800	0				
			3.Sewer 6.Septic 9.None			2023	7,300	0	7,300	0				
			Street 1 Paved			2024	7,300	0	7,300	0				
			1.Paved 4.Proposed 7.			Land Data								
			2.Semi Imp 5.Private 8.											
			3.Gravel 6.Pub Eas 9.NoStreet											
Inspection Witnessed By:			TREE GROWTH PLAN 0			Front Foot		Type	Effective		Influence		Influence Codes	
			CONSERV EASE 0						Frontage	Depth	Factor	Code		
			Sale Data			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot								
			Sale Date											
			Price											
Sale Type														
X Date			1.Land 4.Mobile 7.			Square Foot								
			2.L & B 5.Other 8.											
			3.Building 6. 9.											
			Financing											
			1.Convent 4.Seller 7.			Square Foot								
2.FHA/VA 5.Private 8.														
3.Assumed 6.Cash 9.Unknown														
Validity														
Notes:			1.Valid 4.Split 7.Renovate			Fract. Acre			Acreage/Sites					
			2.Related 5.Partial 8.Other						28	2.92	100		%	0
			3.Distress 6.Exempt 9.Foreclose										%	
			Verified										%	
			1.Buyer 4.Agent 7.Family			24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2								
2.Seller 5.Pub Rec 8.Other														
3.Lender 6.MLS 9.														
						Total Acreage		2.92						

WISCASSET

WISCASSET

Map Lot R07-040

Account 969

Location BIRCH POINT 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.Defmoint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.	1.Location 4.Traffic 8.					
3.3/4 Bmt	6.	9.None	2.Encroach 8.Other 9.					
Bsmt Gar # Cars			Entrance Code 4 Unoccupied			1.Interior 4.Vacant 7.		
Wet Basement			1.Refusal 5.Estimate 8.			2.Informed 6. 9.		
1.Dry	4.	7.	Information Code 5 Estimate			1.Owner 4.Agent 7.		
2.Damp	5.	8.	2.Relative 5.Estimate 8.			3.Tenant 6.Other 9.		
3.Wet	6.	9.	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

ROLFE, ZACHARY D
SETARO, APRIL G
267 BIRCH POINT ROAD
WISCASSET ME 04578

B5608P281

Previous Owner
HALVARSON, RICH
PEZZULO, ERIC J
PO BOX 1042
WISCASSET ME 04578
Sale Date: 10/20/2020

Previous Owner
STACY, MARY E(HEIRS OF)
STACY, DOROTHY
C/O BARRY M. STURGEON
BATH ME 04530
Sale Date: 12/17/2019

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'22 UPON FURTHER REV, ACs FOR THE ABOVE SPLIT WERE ENTERED INCORRECTLY, ADJUST.

'21 SPLIT. 1.08 WITH HOUSE TO NEW OWNERS

WISCASSET

Property Data

Neighborhood		109 SOUTHEAST	
Tree Growth Year		0	
FARM LAND YEAR		0	
OPEN SPACE YEAR		0	
Zone/Land Use		21 RURAL	
Secondary Zone			
Topography		1 Level	
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	3 Public Sewer	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN		0	
CONSERV EASE		0	
Sale Data			
Sale Date		10/20/2020	
Price		181,000	
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		4 Split/Assemblage	
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified		5 Public Record	
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	46,300	84,800	10,000	121,100
2012	46,300	84,800	10,000	121,100
2013	46,300	84,800	10,000	121,100
2014	46,300	84,800	10,000	121,100
2015	46,300	84,800	10,000	121,100
2016	46,300	84,800	15,000	116,100
2017	46,300	84,800	20,000	111,100
2018	46,300	84,800	20,000	111,100
2019	46,300	84,800	20,000	111,100
2020	46,300	84,800	0	131,100
2021	44,100	84,800	0	128,900
2022	36,500	84,800	0	121,300
2023	45,600	105,900	0	151,500
2024	45,600	105,900	0	151,500

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
						8.View/Environ
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	20	1.00	100	%	0	37.Softwood
22.Base Waterfron	21	1.00	100	%	0	38.Mixed Wood
23.Deep WF Size A	28	0.08	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 Improveme
28.Rear Land 1-10						45.CAMP SITE
29.Rear Land 11-2						46.PAVING/00
		Total Acreage		1.08		

WISCASSET

Map Lot R07-041

Account 970

Location 267 BIRCH POINT ROAD

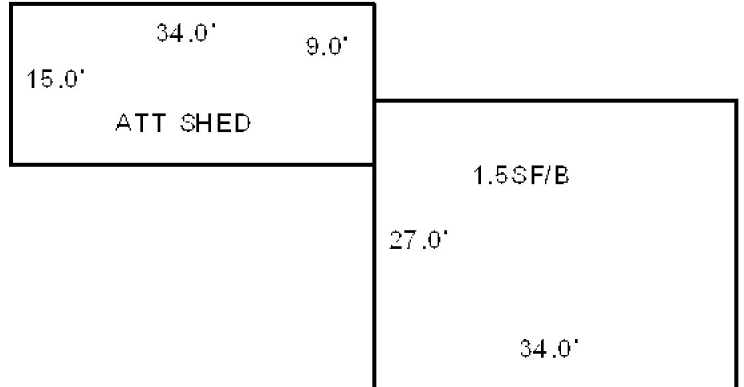
Card 1 Of 1 9/26/2024

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 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 3 Capped Only
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 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) 918
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1890	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 3 3/4 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/01/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	1900	510	4 100	0	0 %	0 %		1.ONE STORY FRAM
156 1.25 ST	1900	1200	2 100	1	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



HURD, DAVID
WINSLOW, LORRIE
269 BIRCH POINT ROAD
WISCASSET ME 04578

B5760P255

Previous Owner
HALVARSON, RICHARD H II
PEZZULO, ERIC J
PO BOX 1042
WISCASSET ME 04578
Sale Date: 8/18/2021

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

7/21/22 NAH- EST HSE COMP. +MVR.
'22 UPON FURTHER REVIEW, ACs WERE REVERSED IN ERROR
WHEN ENTERING ABOVE SPLIT, ADJUST.
6/16/21 W/BUILDER M&L INC NEW HOUSE
'21 RETAINED FROM SPLIT OF LOT 41

WISCASSET

Property Data

Neighborhood		109 SOUTHEAST	
Tree Growth Year		0	
FARM LAND YEAR			
OPEN SPACE YEAR			
Zone/Land Use		21 RURAL	
Secondary Zone			
Topography		1 Level	
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN		0	
CONSERV EASE		0	
Sale Data			
Sale Date		8/18/2021	
Price		260,000	
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

[illegible]

Land Data

Front Foot	Type	Effective		Influence		Influence Codes	
		Frontage	Depth	Factor	Code		
11.Regular Lot				%		1.Open Space	
12.Delta Triangle				%		2.Neighborhood A	
13.Nabla Triangle				%		3.Topography	
14.Rear Land				%		4.Size/Shape	
15.Front Foot				%		5.Access	
				%		6.Restriction	
				%		7.Corner/Location	
Square Foot		Square Feet				8.View/Environment	
	16.Regular Lot			%		9.Fract Share	
	17.Secondary Site			%		Acres	
	18.Secondary Site			%		30.Rear 20+	
	19.Condominium			%		31.Waterfront Area	
	20.Base Homesite			%		32.Open Space	
				%		33.RestrictEsm	
				%		34.PASTURE 1	
Fract. Acre		Acreage/Sites				35.HORTICULTURAL-	
	21.HS Size Adj	20	1.00	100	%	0	36.Pasture 3
	22.Base Waterfront	21	1.00	100	%	0	37.Softwood
	23.Deep WF Size A	28	3.92	100	%	0	38.Mixed Wood
	Acres				%		39.Hardwood
	24.Base Waterfront				%		40.Wasteland
	25.Shallow WF Siz				%		41.CAMP SITE
	26.Base Water Inf				%		42.Mobile Home Si
27.Influence W Si				%		43.Condo Site	
28.Rear Land 1-10						44.Site Improve	
29.Rear Land 11-2						45.CAMP SITE	
		Total Acreage		4.92			


WISCASSET

Map Lot R07-041-A

Account 2727

Location 269 BIRCH POINT ROAD

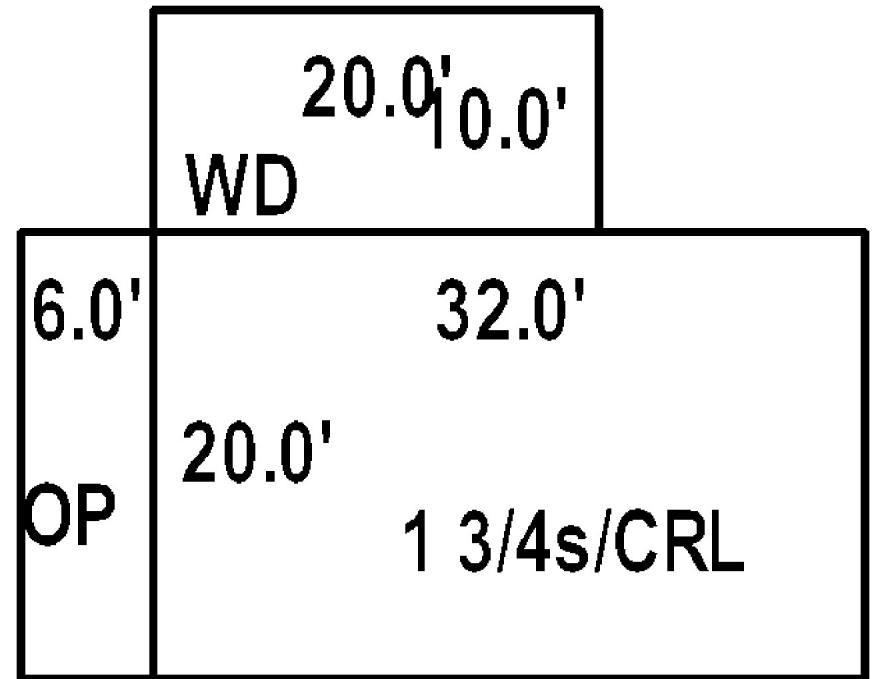
Card 1 Of 1 9/26/2024

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% 3 Heat Pump	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 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 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 640
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 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 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 2020	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 5 Crawl Space		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 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	
21 Open Frame	0	120	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	0	200	0 0	0	0 %	0 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot R07-042

Account 971

Location BIRCH POINT ROAD

Card 1 Of 1 9/26/2024

GROVER, ROBERT C
GROVER, EVELYN C
WISCASSET ME 04578

B1960P256

Property Data

Neighborhood **109 SOUTHEAST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

Secondary Zone

Topography **1 Level**

1.Level 4.Below St 7.Steep

2.Rolling 5.Low 8.Rough

3.Above St 6.Swampy 9.

Utilities **9 NoWater/NoSewer**

1.Public 4.Dr Well 7.Cesspool

2.Water 5.DUG/LAKE 8.

3.Sewer 6.Septic 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.

2.Semi Imp 5.Private 8.

3.Gravel 6.Pub Eas 9.NoStreet

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **3/01/1994**

Price **5,500**

Sale Type **1 Land Only**

1.Land 4.Mobile 7.

2.L & B 5.Other 8.

3.Building 6. 9.

Financing **9 Unknown**

1.Convent 4.Seller 7.

2.FHA/VA 5.Private 8.

3.Assumed 6.Cash 9.Unknown

Validity **1 Arms Length Sale**

1.Valid 4.Split 7.Renovate

2.Related 5.Partial 8.Other

3.Distress 6.Exempt 9.Foreclose

Verified **5 Public Record**

1.Buyer 4.Agent 7.Family

2.Seller 5.Pub Rec 8.Other

3.Lender 6.MLS 9.

Assessment Record

Year

Land

Buildings

Exempt

Total

2011 21,000 0 0 21,000

2012 21,000 0 0 21,000

2013 21,000 0 0 21,000

2014 21,000 0 0 21,000

2015 21,000 0 0 21,000

2016 21,000 0 0 21,000

2017 21,000 0 0 21,000

2018 21,000 0 0 21,000

2019 21,000 0 0 21,000

2020 21,000 0 0 21,000

2021 21,000 0 0 21,000

2022 21,000 0 0 21,000

2023 26,300 0 0 26,300

2024 26,300 0 0 26,300

Land Data

Front Foot

Type

Effective

Influence

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

Acreage/Sites

21.HS Size Adj

22.Base Waterfron

23.Deep WF Size A

Acres

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

11.00

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

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 R07-042

Account 971

Location BIRCH POINT 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.Defmait 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 4 Unoccupied		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.	3.Informed 6. 9.					
3.Wet	6.	9.	Information Code 5 Estimate					
			1.Owner 4.Agent 7.					
			2.Relative 5.Estimate 8.					
			3.Tenant 6.Other 9.					
Date Inspected 2/01/2007								
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 R07-043

Account 972

Location 255 BIRCH POINT ROAD

Card 1 Of 1 9/26/2024

SIMPSON, FAYE B
WISCASSET ME 04578

B566P80

Property Data

Neighborhood **109 SOUTHEAST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

Secondary Zone

Topography **1 Level**

1.Level 4.Below St 7.Steep

2.Rolling 5.Low 8.Rough

3.Above St 6.Swampy 9.

Utilities **1 All Public**

1.Public 4.Dr Well 7.Cesspool

2.Water 5.DUG/LAKE 8.

3.Sewer 6.Septic 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.

2.Semi Imp 5.Private 8.

3.Gravel 6.Pub Eas 9.NoStreet

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date

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

36,300

107,500

10,000

133,800

2012

36,300

107,500

10,000

133,800

2013

36,300

107,500

10,000

133,800

2014

36,300

107,500

10,000

133,800

2015

36,300

107,500

10,000

133,800

2016

36,300

107,500

15,000

128,800

2017

36,300

107,500

20,000

123,800

2018

36,300

107,500

20,000

123,800

2019

36,300

107,500

20,000

123,800

2020

36,300

107,500

25,000

118,800

2021

36,300

107,500

25,000

118,800

2022

36,300

107,500

24,000

119,800

2023

45,400

134,400

25,000

154,800

2024

45,400

134,400

25,000

154,800

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

1.00

100

%

0

23.Deep WF Size A

%

Acres

%

24.Base Waterfron

%

25.Shallow WF Siz

%

26.Base Water Inf

%

27.Influence W Si

%

28.Rear Land 1-10

%

29.Rear Land 11-2

%

Total Acreage 1.00

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

'20 remove Phillip(Deceased).

WISCASSET

WISCASSET

Map Lot R07-043



Account 972

Location 255 BIRCH POINT ROAD

Card 1

Of 1

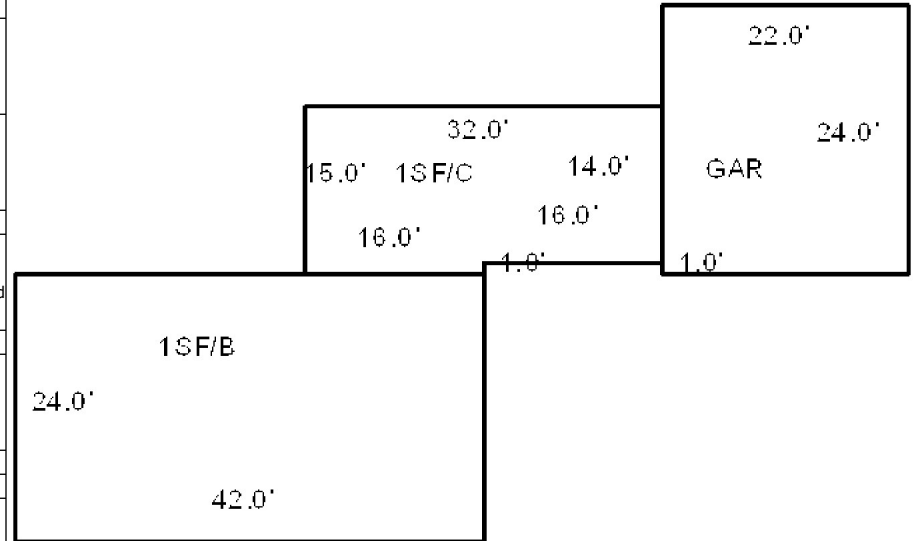
9/26/2024

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) 1008
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 128	# 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 1956	# 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 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 2/08/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	464	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	0	528	0 0	0	0 %	0 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



WISCASSET

WISCASSET

Map Lot R07-044


Account 973

Location 239 BIRCH POINT ROAD

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 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 6 BRICK/STONE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1178
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 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1800	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 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 2/01/2007

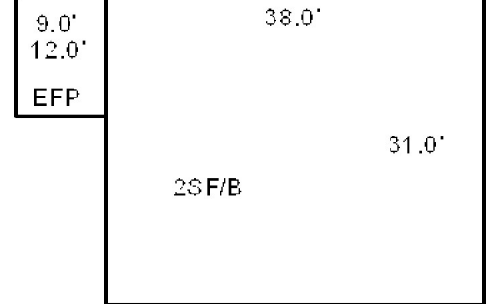
Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	1960	256	2 100	2	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	1960	288	2 100	2	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	1960	144	2 100	1	0 %	100 %		3.THREE STORY FR
22 Encl Frame Porch	0	108	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

SHED 16X16

SHED 12X125

SHED 12X26



Map Lot R07-045			Account 974			Location 225 BIRCH POINT ROAD			Card 1 Of 1			9/26/2024												
SLATER, BRETT S SLATER, KELLY M 225 BIRCH POINT ROAD WISCASSET ME 04578			Property Data			Assessment Record																		
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total														
			Tree Growth Year 0			2011	43,100	176,300	10,000	209,400														
			FARM LAND YEAR 0			2012	43,100	176,300	10,000	209,400														
B1006P137 B4912P280			OPEN SPACE YEAR 0			2013	43,100	176,300	10,000	209,400														
Previous Owner GRONDIN, RICHARD L. GRONDIN, JOAN M.			Zone/Land Use 21 RURAL			2014	43,100	176,300	10,000	209,400														
			Secondary Zone			2015	43,100	176,300	10,000	209,400														
						2016	43,100	176,300	0	219,400														
			Topography 1 Level			2017	43,100	176,300	0	219,400														
WISCASSET ME 04578 Sale Date: 7/27/2015			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	43,100	176,300	0	219,400														
			Utilities 4 Drilled Well 6 Septic System			2019	43,100	176,300	0	219,400														
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	43,100	176,300	25,000	194,400														
			Street 1 Paved			2021	43,100	176,300	25,000	194,400														
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	43,100	176,300	24,000	195,400														
			TREE GROWTH PLAN 0			2023	53,900	220,400	25,000	249,300														
			CONSERV EASE 0			2024	53,900	220,400	25,000	249,300														
						Land Data																		
Inspection Witnessed By:			Sale Data			Front Foot	Type	Effective		Influence		Influence Codes												
			Sale Date 7/27/2015					Frontage	Depth	Factor	Code													
			Price 224,000							%														
			Sale Type 2 Land & Buildings							%														
X			1.Land 4.Mobile 7.			Square Foot		Square Feet				Acres												
			2.L & B 5.Other 8.							%														
			3.Building 6. 9.							%														
			Financing 9 Unknown							%														
Notes:			1.Convent 4.Seller 7.			Fract. Acre		Acreage/Sites																
			2.FHA/VA 5.Private 8.					20	1.00	100	%													
			3.Assumed 6.Cash 9.Unknown					21	1.00	100	%													
			Validity 1 Arms Length Sale					28	3.42	100	%													
10/10/03-CHANGED YEAR HOUSE BUILT FROM 1975 TO 1971			1.Valid 4.Split 7.Renovate			Acres																		
			2.Related 5.Partial 8.Other							%														
			3.Distress 6.Exempt 9.Foreclose							%														
			Verified 5 Public Record							%														
WISCASSET			1.Buyer 4.Agent 7.Family					Total Acreage		4.42														
			2.Seller 5.Pub Rec 8.Other																					
			3.Lender 6.MLS 9.																					
</																								

WISCASSET


Map Lot R07-045

Account 974

Location 225 BIRCH POINT 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% 1 Hot Water BB	3.	6.	9.
4.Cape	8.Log	12.Cot.	1.HWB	5.FWA	9.No Heat		
Dwelling Units	1		2.HWC	6.GravWA	10.		
Other Units	0		3.H Pump	7.Electric	11.		
Stories	5 One & 3/4 Story		4.Steam	8.Fl/Wall	12.		
1.1	4.1.5	7.	Cool Type	0% 9 None			
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.		
3.3	6.2.5	9.	2.Evapor	5.	8.		
Exterior Walls	8 ALUM/VINYL		3.H Pump	6.	9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style	2 TYPICAL			
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None		
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 TYPICAL			
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.		
3.Metal	6.Other	9.	3.Old Type	6.	9.None		
SF Masonry Trim	0		# Rooms	7			
OPEN-3-CUSTOM	0		# Bedrooms	3			
OPEN-4-CUSTOM	0		# Full Baths	2			
Year Built	1971		# Half Baths	0			
Year Remodeled	0		# Addn Fixtures	0			
Foundation	1 Concrete		# Fireplaces	1			
1.Concrete	4.Wood	7.					
2.C Block	5.Slab	8.					
3.Br/Stone	6.Piers	9.					
Basement	4 Full Basement						
1.1/4 Bmt	4.Full Bmt	7.					
2.1/2 Bmt	5.None	8.					
3.3/4 Bmt	6.	9.None					
Bsmt Gar # Cars	0						
Wet Basement	2 Damp Basement						
1.Dry	4.	7.					
2.Damp	5.	8.					
3.Wet	6.	9.					



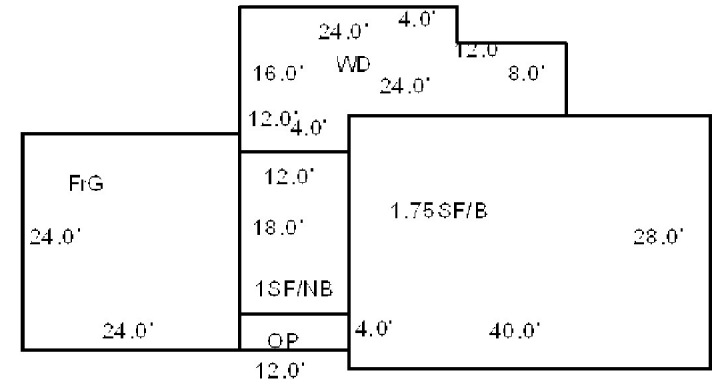
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Software
A Division of Harris Computer Systems

Date Inspected 2/01/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	216	0 0	0	0 %	0 %		2.TWO STORY FRAM
23 Frame Garage	0	576	0 0	0	0 %	0 %		3.THREE STORY FR
68 Wood Deck	0	432	0 0	0	0 %	0 %		4.1 & 1/2 STORY
61 Canopy	2006	240	2 100	2	0 %	50 %		5.1 & 3/4 STORY
21 Open Frame	0	48	0 0	0	0 %	100 %		6.2 & 1/2 STORY
						%	%	21.Open Frame Por
						%	%	22.Encl Frame Por
						%	%	23.Frame Garage
						%	%	24.Frame Shed
						%	%	25.Frame Bay Wind
						%	%	26.1SFr Overhang
						%	%	27.Unfin Basement
						%	%	28.Unfinished Att
						%	%	29.Finished Attic

MH CANOPY 12X20



Map Lot R07-046

Account 975

Location 217 BIRCH POINT ROAD

Card 1 Of 1 9/26/2024

BROOKS, DAVID F
BROOKS, HILDA
WISCASSET ME 04578

B853P199

Property Data

Neighborhood **109 SOUTHEAST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below St 7.Steep

2.Rolling 5.Low 8.Rough

3.Above St 6.Swampy 9.

Utilities **4 Drilled Well 3 Public Sewer**

1.Public 4.Dr Well 7.Cesspool

2.Water 5.DUG/LAKE 8.

3.Sewer 6.Septic 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.

2.Semi Imp 5.Private 8.

3.Gravel 6.Pub Eas 9.NoStreet

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date

Price

Sale Type

1.Land 4.Mobile 7.

2.L & B 5.Other 8.

3.Building 6. 9.

Financing

1.Convent 4.Seller 7.

2.FHA/VA 5.Private 8.

3.Assumed 6.Cash 9.Unknown

Validity

1.Valid 4.Split 7.Renovate

2.Related 5.Partial 8.Other

3.Distress 6.Exempt 9.Foreclose

Verified

1.Buyer 4.Agent 7.Family

2.Seller 5.Pub Rec 8.Other

3.Lender 6.MLS 9.

Assessment Record

Year

Land

Buildings

Exempt

Total

2011

35,700

104,800

10,000

130,500

2012

35,700

118,000

10,000

143,700

2013

35,700

118,000

10,000

143,700

2014

35,700

118,000

10,000

143,700

2015

35,700

118,000

10,000

143,700

2016

35,700

118,000

15,000

138,700

2017

35,700

118,000

20,000

133,700

2018

35,700

118,000

20,000

133,700

2019

35,700

118,000

20,000

133,700

2020

35,700

118,000

25,000

128,700

2021

35,700

118,000

25,000

128,700

2022

35,700

118,000

24,000

129,700

2023

44,600

147,500

25,000

167,100

2024

44,600

147,500

25,000

167,100

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

Acreage/Sites

21.HS Size Adj

22.Base Waterfron

23.Deep WF Size A

24.Base Waterfron

25.Shallow WF Siz

26.Base Water Inf

27.Influence W Si

28.Rear Land 1-10

29.Rear Land 11-2

Total Acreage

0.81

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 R07-046




Account 975

Location 217 BIRCH POINT ROAD

Card 1

Of 1

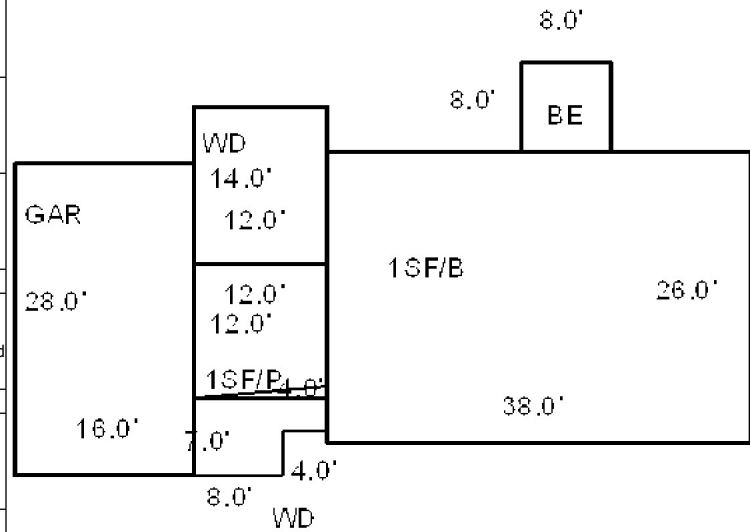
9/26/2024

Building Style 2 Ranch	SF Bsmt Living 395	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 1 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 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) 988
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 1960	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 2 Concrete Block	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 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 3/09/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	144	0 0	0	0 %	0 %	
23 Frame Garage	0	448	0 0	0	0 %	0 %	
68 Wood Deck	2006	168	0 0	0	0 %	0 %	
68 Wood Deck	0	72	0 0	0	0 %	0 %	
24 Frame Shed	0	144	2 100	3	0 %	100 %	
90 BSMT ENTRY.....	0	64	0 0	0	0 %	0 %	
23 Frame Garage	2012	484	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	



SHED 12X12



YOUNG, DYLAN H
YOUNG, DEBRA A
10 CATON ROAD
WISCASSET ME 04578

B1721P217 B3815P143 B4248P269 B4943P65

Previous Owner
STICKNEY, LOUISE A. (HEIRS)
SUTHERBURG, DIANNE L. & TERRANCE J. (TRUSTEE)
C/O DIANNE L. SUTHERBURG
NEWCASTLE ME 04553 3215
Sale Date: 10/22/2015

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2013-Sold house and 3 acres keeping 17.73 acres remaining.

WISCASSET

Property Data

Neighborhood 109 SOUTHEAST		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 21 RURAL		
Secondary Zone		
Topography 1 Level		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 9 NoWater/NoSewer		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street 1 Paved		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN 0		
CONSERV EASE 0		
Sale Data		
Sale Date 10/22/2015		
Price 50,000		
Sale Type 1 Land Only		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing 9 Unknown		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity 1 Arms Length Sale		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified 5 Public Record		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	63,000	0	0	63,000
2014	63,000	0	0	63,000
2015	63,000	0	0	63,000
2016	63,000	0	0	63,000
2017	63,000	0	0	63,000
2018	63,000	0	0	63,000
2019	63,000	0	0	63,000
2020	63,000	0	0	63,000
2021	63,000	0	0	63,000
2022	63,000	0	0	63,000
2023	78,800	0	0	78,800
2024	78,800	0	0	78,800

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	
Square Foot		Square Feet				8.View/Environ	
	16.Regular Lot			%		9.Fract Share	
	17.Secondary Site			%		Acres	
	18.Secondary Site			%		30.Rear 20+	
	19.Condominium			%		31.Waterfront Rea	
	20.Base Homesite			%		32.Open Space	
				%		33.RestrictEsm	
				%		34.PASTURE 1	
Fract. Acre		Acreage/Sites				35.HORTICULTURAL-	
	21.HS Size Adj	20	1.00	100	%	0	36.Pasture 3
	22.Base Waterfron	21	1.00	100	%	0	37.Softwood
	23.Deep WF Size A	28	10.00	100	%	0	38.Mixed Wood
	Acres	29	6.73	100	%	0	39.Hardwood
	24.Base Waterfron				%		40.Wasteland
	25.Shallow WF Siz				%		41.CAMP SITE
	26.Base Water Inf				%		42.Mobile Home Si
	27.Influence W Si				%		43.Condo Site
	28.Rear Land 1-10	Total Acreage 17.73					44.Site Improve
29.Rear Land 11-2	45.CAMP SITE						

WISCASSET

Map Lot R07-048

Account 976

Location BIRCH POINT 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 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

WISCASSET

Map Lot R07-048-A


Account 978

Location 203 BIRCH POINT ROAD

Card 1

Of 1

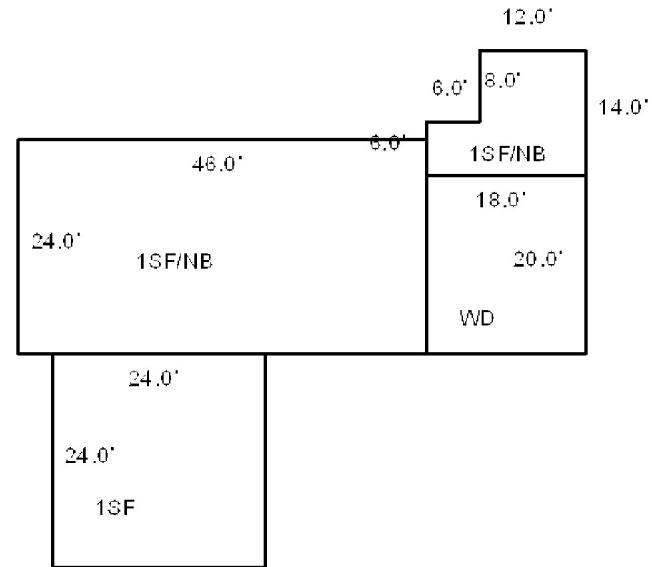
9/26/2024

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% 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 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) 1284
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1962	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 2 Concrete Block	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 5 Crawl Space		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 5		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/01/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	1985	1884	3 100	4	0 %	100 %		1.ONE STORY FRAM
84 1.50 ST SHED....	1835	1120	3 100	3	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	2007	168	3 100	4	0 %	100 %		3.THREE STORY FR
1 ONE STORY	1985	576	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



SHED 12X14



Map Lot R07-048-B			Account 977			Location 195 BIRCH POINT ROAD			Card 1 Of 1			9/26/2024		
RZYCKI, WOJTEX 195 BIRCH POINT ROAD WISCASSET ME 04578			Property Data			Assessment Record								
			Neighborhood 109 SOUTHEAST			Year	Land		Buildings		Exempt	Total		
			Tree Growth Year 0			2011	64,300		72,900		0	137,200		
			FARM LAND YEAR 0			2012	64,300		43,500		0	107,800		
B4552P315 B5429P49			OPEN SPACE YEAR 0			2013	36,800		43,500		0	80,300		
Previous Owner STICKNEY, LOUISE A. (HEIRS) SUTHERBURG, DIANNE L. & TERRANCE J. (TRUSTEE) C/O DIANE L. SUTHERBURG NEWCASTLE ME 04553 3215 Sale Date: 7/31/2012			Zone/Land Use 21 RURAL			2014	36,800		43,500		0	80,300		
			Secondary Zone			2015	36,800		43,500		0	80,300		
						2016	36,800		50,800		0	87,600		
			Topography 1 Level			2017	36,800		50,800		0	87,600		
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	36,800		50,800		0	87,600		
						2019	36,800		50,800		0	87,600		
			Utilities 1 All Public			2020	36,800		50,800		0	87,600		
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	36,800		50,800		0	87,600		
						2022	36,800		50,800		0	87,600		
Street 1 Paved			2023	46,100		63,500		0	109,600					
			2024	46,100		63,500		0	109,600					
			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	
			TREE GROWTH PLAN 0						Frontage	Depth	Factor	Code		
			CONSERV EASE 0			11.Regular Lot					%		1.Open Space	
X			Sale Data			12.Delta Triangle					%		2.Neighborhood A	
			Sale Date 7/31/2012			13.Nabla Triangle					%		3.Topography	
			Price			14.Rear Land					%		4.Size/Shape	
			Sale Type 2 Land & Buildings			15.Front Foot					%		5.Access	
No./Date			1.Land 4.Mobile 7.			Square Foot			Square Feet				6.Restriction	
			2.L & B 5.Other 8.										7.Corner/Locatio	
			3.Building 6. 9.			16.Regular Lot					%		8.View/Environ	
			Financing 9 Unknown			17.Secondary Site					%		9.Fract Share	
Description			1.Convent 4.Seller 7.			18.Secondary Site					%		Acres	
			2.FHA/VA 5.Private 8.			19.Condominium					%		30.Rear 20+	
			3.Assumed 6.Cash 9.Unknown			20.Base Homesite					%		31.Waterfront Rea	
			Validity 1 Arms Length Sale			Fract. Acre			Acreage/Sites				32.Open Space	
Date Insp.			1.Valid 4.Split 7.Renovate										33.RestrictEsm	
			2.Related 5.Partial 8.Other			21.HS Size Adj	20		1.00	100	%	0	34.PASTURE 1	
			3.Distress 6.Exempt 9.Foreclose			22.Base Waterfron	21		1.00	100	%	0	35.HORTICULTURAL-	
			Verified 5 Public Record			23.Deep WF Size A	28		0.27	100	%	0	36.Pasture 3	
			1.Buyer 4.Agent 7.Family			Acres							37.Softwood	
			2.Seller 5.Pub Rec 8.Other										38.Mixed Wood	
			3.Lender 6.MLS 9.			24.Base Waterfron					%		39.Hardwood	
						25.Shallow WF Siz					%		40.Wasteland	
						26.Base Water Inf					%		41.CAMP SITE	
						27.Influence W Si					%		42.Mobile Home Si	
						28.Rear Land 1-10					%		43.Condo Site	
						29.Rear Land 11-2					%		44.Site Improve	
Notes:						Total Acreage		1.27						
10/24/07-corrected acreage from 16 to 19 as per record														

WISCASSET

Map Lot R07-048-B


Account 977

Location 195 BIRCH POINT ROAD

Card 1

Of 1

9/26/2024

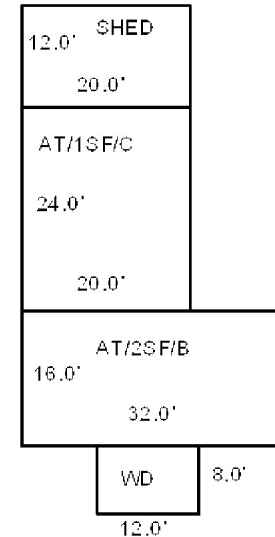
Building Style 5 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 9 Not Heated	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 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 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 3 Old Style	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 512
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 2 Fair
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1820	# Half Baths 0	Funct. % Good 80%
Year Remodeled 0	# Addn Fixtures 1	Functional Code 5 COND/DES/UTIL
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 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 3/28/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	1820	480	0 0	0	0 %	80 %	
28 Unfinished Attic	1820	480	0 0	0	0 %	80 %	
68 Wood Deck	1990	96	3 100	3	0 %	100 %	
83 1.25 ST SHED....	1820	240	2 100	1	0 %	100 %	
65 Barn 1S	2016	324	2 100	4	0 %	90 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

SHED 12X12



WISCASSET

WISCASSET

Map Lot R07-049


Account 979

Location 174 BIRCH POINT 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 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 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) 660
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1947	# 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 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

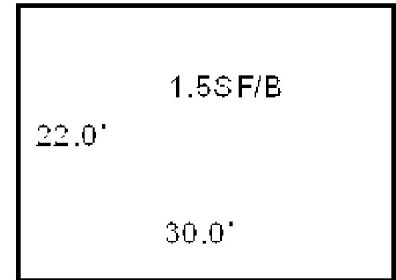
Date Inspected 2/01/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	1900	456	2 100	2	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	1900	384	2 100	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

16X24 SHOP

19X24 GARAGE



Map Lot R07-050			Account 980			Location 10 CATON ROAD			Card 1 Of 1			9/26/2024				
YOUNG, DYLAN J/T YOUNG, DEBRA A WISCASSET ME 04578						Property Data			Assessment Record							
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total			
						Tree Growth Year 0			2011	35,900	37,300	0	73,200			
						FARM LAND YEAR 0			2012	35,900	37,300	0	73,200			
						OPEN SPACE YEAR 0			2013	35,900	37,300	0	73,200			
B4479P310						Zone/Land Use 21 RURAL			2014	35,900	37,300	0	73,200			
Previous Owner CATON, NATALIE (DEWISEES) C/O STANLEY L. CATON 24 KATIE LANE WEST BATH ME 04530 Sale Date: 12/30/2011						Secondary Zone			2015	35,900	37,300	0	73,200			
									2016	35,900	37,300	0	73,200			
						Topography 1 Level			2017	35,900	37,300	0	73,200			
Previous Owner CATON, MARK (HEIRS) C/O STANLEY L. CATON 24 KATIE LANE WEST BATH ME 04530 Sale Date: 5/26/2009						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	35,900	37,300	0	73,200			
									2019	35,900	37,300	20,000	53,200			
						Utilities 4 Drilled Well 3 Public Sewer			2020	35,900	37,300	25,000	48,200			
									2021	35,900	37,300	25,000	48,200			
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2022	35,900	37,300	24,000	49,200			
									2023	44,900	46,700	25,000	66,600			
						Street 1 Paved			2024	44,900	46,700	25,000	66,600			
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			Land Data							
						TREE GROWTH PLAN 0			Front Foot		Type	Effective		Influence		Influence Codes
						CONSERV EASE 0						Frontage	Depth	Factor	Code	
Sale Data																
Sale Date 12/30/2011																
Price 28,900																
Sale Type 2 Land & Buildings			Square Foot			Square Feet										
1.Land 4.Mobile 7.																
2.L & B 5.Other 8.																
3.Building 6. 9.																
Financing 9 Unknown																
1.Convent 4.Seller 7.			Fract. Acre			Acreeage/Sites										
2.FHA/VA 5.Private 8.						20	1.00	100	%	0						
3.Assumed 6.Cash 9.Unknown						21	0.89	100	%	0						
Validity 1 Arms Length Sale																
1.Valid 4.Split 7.Renovate																
2.Related 5.Partial 8.Other			Acres													
3.Distress 6.Exempt 9.Foreclose																
Verified 5 Public Record																
1.Buyer 4.Agent 7.Family																
2.Seller 5.Pub Rec 8.Other																
3.Lender 6.MLS 9.					Total Acreage		0.89									
Inspection Witnessed By:																
X						Date										
No./Date		Description			Date Insp.											
Notes: 2010-Children put property in Mother's name (Natalie Caton), still mail to son, Stanley Caton. 2010-Mrs. Caton passed away in August. 2012-Release deeds done to establish boundary lines and then property sold. Previous owner: Nathalie M. Caton BK458 PG377 December 30, 1937.																
WISCASSET																


WISCASSET

Map Lot R07-050

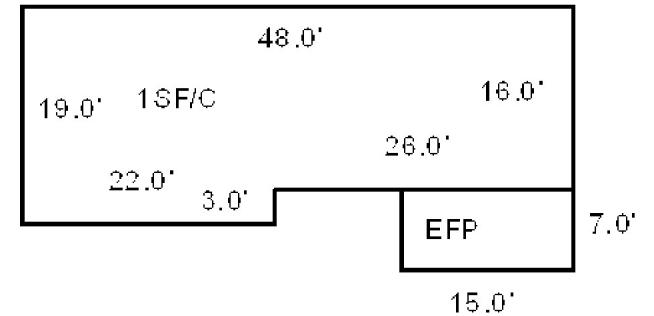
Account 980

Location 10 CATON ROAD

Card 1 Of 1 9/26/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 2 Inadequate
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 8 Floor/Wall Unit	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 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) 834
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1920	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 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.

SHED 8 X 8



Date Inspected 2/01/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	0	126	0 0	0	0 %	0 %		1.ONE STORY FRAM
24 Frame Shed	1990	64	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



Map Lot R07-051			Account 981			Location 14 CATON ROAD			Card 1 Of 1			9/26/2024					
CATON JR., DEAN A WISCASSET ME 04578			Property Data			Assessment Record											
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total							
B4261P81			Tree Growth Year 0			2011	45,300	28,700	0	74,000							
			FARM LAND YEAR 0			2012	45,300	28,700	10,000	64,000							
Previous Owner CATON SR., DEAN A. CATON, LINDA			OPEN SPACE YEAR 0			2013	45,300	18,400	10,000	53,700							
			Zone/Land Use 21 RURAL			2014	45,300	18,400	10,000	53,700							
WISCASSET ME 04578 Sale Date: 3/18/2010			Secondary Zone			2015	45,300	18,400	10,000	53,700							
						2016	45,300	18,400	15,000	48,700							
			Topography 2 Rolling			2017	45,300	18,400	20,000	43,700							
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	45,300	18,400	20,000	43,700							
			Utilities 4 Drilled Well 6 Septic System			2019	45,300	18,400	20,000	43,700							
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	45,300	18,400	25,000	38,700							
			Street 3 Gravel			2021	45,300	18,400	25,000	38,700							
						2022	45,300	18,400	24,000	39,700							
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2023	56,600	23,000	25,000	54,600							
			TREE GROWTH PLAN 0			2024	56,600	23,000	25,000	54,600							
Inspection Witnessed By:			CONSERV EASE 0			Land Data											
			Sale Data			Front Foot		Type	Effective		Influence		Influence Codes				
X			Sale Date 3/18/2010			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot			Frontage	Depth	Factor	Code	1.Open Space				
			Price										2.Neighborhood A				
No./Date			Sale Type 2 Land & Buildings			16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite							3.Topography				
			1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.										4.Size/Shape				
			Financing 9 Unknown			Square Foot							5.Access				
			1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown										6.Restriction				
			Validity 2 Related Parties			Fract. Acre							7.Corner/Locatio				
			1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose										8.View/Environ				
			Verified 5 Public Record			Acres							9.Fract Share				
			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.										Acres				
Notes:			2001 - COURT JUDGEMENT TAKING 2 ACRES GIVEN TO SON DEAN AND PUTTING BACK ON DEAN, SR. LAND. LAND GIVEN ACTUALLY BELONGS TO DELLA (ADAMS) HILTON. HER ACREAGE IS CORRECT. DEAN JR. WILL BE DELETED THIS YEAR. DEAN SR. NOW HAS 5.5 ACRES, CORRECTED ON MAP PER BK1620 PG0094			Acres							30.Rear 20+				
													31.Waterfront Rea				
2003-REMOVED VET EX. AND HOMESTEAD EX. AS MR. & MRS. CATON LIVE IN AN APT IN BATH. SON LIVES IN HOUSE IN WISCASSET.			WISCASSET ME 04578 Previous Owners: Dean A. & Linda L. Caton Book 1905 Page 337			Acres							32.Open Space				
													33.RestrictEsm				
						Acres							34.PASTURE 1				
													35.HORTICULTURAL-				
						Acres							36.Pasture 3				
													37.Softwood				
						Acres							38.Mixed Wood				
													39.Hardwood				
						Acres							40.Wasteland				
													41.CAMP SITE				
						Acres							42.Mobile Home Si				
													43.Condo Site				
						Acres							44.Site Improve				
													45.CAMP SITE				
						Acres							46.PAVING/00				
						Acres											
						Acres											
						Acres											
						Acres											
						Acres											
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WISCASSET

Map Lot R07-051

Account 981

Location 14 CATON ROAD

Card 1 Of 1 9/26/2024

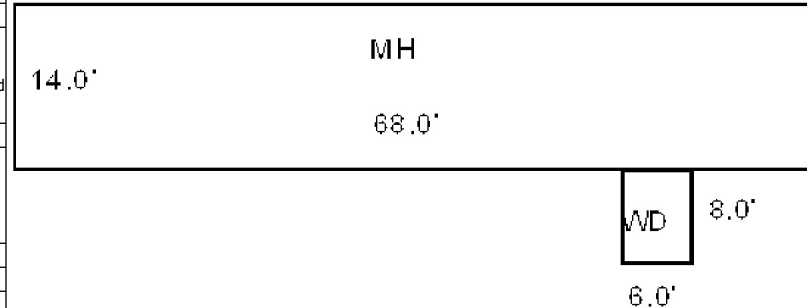
Building Style	SF Bsmt Living	Layout
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100%	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic
Dwelling Units	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 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 2/01/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14' Mobile	1993	14x68	2 100	3	0 %	50 %		1.ONE STORY FRAM
68 Wood Deck	0	48	3 100	4	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	0	48	1 100	1	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED 8X6



Map Lot R07-052

Account 982

Location 159 BIRCH POINT ROAD

Card 1 Of 1 9/26/2024

LEIGH, JAMES
LEIGH, JOAN
WISCASSET ME 04578

B851P142

Property Data

Neighborhood **109 SOUTHEAST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

Secondary Zone

Topography **3 Above Street**

1.Level 4.Below St 7.Steep

2.Rolling 5.Low 8.Rough

3.Above St 6.Swampy 9.

Utilities **4 Drilled Well 3 Public Sewer**

1.Public 4.Dr Well 7.Cesspool

2.Water 5.DUG/LAKE 8.

3.Sewer 6.Septic 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.

2.Semi Imp 5.Private 8.

3.Gravel 6.Pub Eas 9.NoStreet

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date

Price

Sale Type

1.Land 4.Mobile 7.

2.L & B 5.Other 8.

3.Building 6. 9.

Financing

1.Convent 4.Seller 7.

2.FHA/VA 5.Private 8.

3.Assumed 6.Cash 9.Unknown

Validity

1.Valid 4.Split 7.Renovate

2.Related 5.Partial 8.Other

3.Distress 6.Exempt 9.Foreclose

Verified

1.Buyer 4.Agent 7.Family

2.Seller 5.Pub Rec 8.Other

3.Lender 6.MLS 9.

Assessment Record

Year

Land

Buildings

Exempt

Total

2011 38,300 91,900 16,000 114,200

2012 38,300 88,700 16,000 111,000

2013 38,300 88,700 16,000 111,000

2014 38,300 88,700 16,000 111,000

2015 38,300 88,700 16,000 111,000

2016 38,300 88,700 21,000 106,000

2017 38,300 88,700 26,000 101,000

2018 38,300 88,700 26,000 101,000

2019 38,300 88,700 26,000 101,000

2020 38,300 88,700 31,000 96,000

2021 38,300 88,700 31,000 96,000

2022 38,300 88,700 29,760 97,240

2023 47,900 110,800 31,000 127,700

2024 47,900 110,800 31,000 127,700

Land Data

Front Foot

Type

Effective

Influence

Influence Codes

11.Regular Lot

12.Delta Triangle

13.Nabla Triangle

14.Rear Land

15.Front Foot

Square Foot

Square Feet

Acres

16.Regular Lot

17.Secondary Site

18.Secondary Site

19.Condominium

20.Base Homesite

Fract. Acre

Acreage/Sites

Total Acreage

21.HS Size Adj

22.Base Waterfron

23.Deep WF Size A

24.Base Waterfron

25.Shallow WF Siz

26.Base Water Inf

27.Influence W Si

28.Rear Land 1-10

29.Rear Land 11-2

1.Open Space

2.Neighborhood A

3.Topography

4.Size/Shape

5.Access

6.Restriction

7.Corner/Locatio

8.View/Environ

9.Fract Share

30.Rear 20+

31.Waterfront Rea

32.Open Space

33.RestrictEsm

34.PASTURE 1

35.HORTICULTURAL-

36.Pasture 3

37.Softwood

38.Mixed Wood

39.Hardwood

40.Wasteland

41.CAMP SITE

42.Mobile Home Si

43.Condo Site

44.Site Improve

45.CAMP SITE

46.PAVING/00

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

2003-5/19/03 WROTE LETTER TO MR. LEIGH THAT HE DOES NOT QUALIFY FOR VET. EX.

WISCASSET

WISCASSET

Map Lot R07-052


Account 982

Location 159 BIRCH POINT 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 67% 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 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) 588
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 1900	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 2 Concrete Block	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 1 1/4 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

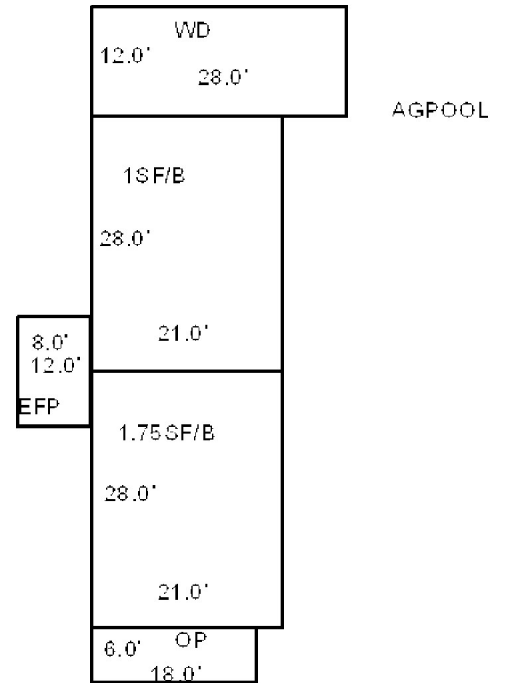
Date Inspected 2/01/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	0	588	0 0	0	0 %	0 %	
83 1.25 ST SHED....	1985	240	3 100	4	0 %	100 %	
68 Wood Deck	1985	336	3 100	4	0 %	100 %	
21 Open Frame	0	114	0 0	0	0 %	0 %	
73 AB.GR. POOL.....	0	1	3 100	4	99 %	100 %	
22 Encl Frame Porch	1999	96	3 100	4	0 %	100 %	
24 Frame Shed	2006	64	2 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	

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

SHED 8X8



Map Lot R07-053			Account 983			Location 15 HILTON LANE			Card 1 Of 1			9/26/2024					
HILTON, RALPH A HILTON, CHAD A P.O. BOX 514 WISCASSET ME 04578			Property Data			Assessment Record											
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total							
			Tree Growth Year 0			2011	36,400	71,200	10,000	97,600							
			FARM LAND YEAR 0			2012	36,400	71,200	10,000	97,600							
B5706P290			OPEN SPACE YEAR 0			2013	36,400	71,200	10,000	97,600							
Previous Owner HILTON(HEIRS OF), DELLA BLANCHE 15 HILTON LANE WISCASSET ME 04578 Sale Date: 5/06/2021			Zone/Land Use 21 RURAL			2014	36,400	71,200	10,000	97,600							
			Secondary Zone			2015	36,400	71,200	10,000	97,600							
						2016	36,400	71,200	15,000	92,600							
			Topography 1 Level			2017	36,400	71,200	20,000	87,600							
			1.Level	4.Below St	7.Steep	2018	36,400	71,200	20,000	87,600							
			2.Rolling	5.Low	8.Rough	2019	36,400	71,200	20,000	87,600							
			3.Above St	6.Swampy	9.	2020	36,400	71,200	25,000	82,600							
			Utilities 4 Drilled Well 6 Septic System			2021	36,400	69,400	0	105,800							
			1.Public	4.Dr Well	7.Cesspool	2022	36,400	69,400	0	105,800							
			2.Water	5.DUG/LAKE	8.	2023	45,600	86,800	0	132,400							
			3.Sewer	6.Septic	9.None	2024	45,600	86,800	0	132,400							
			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					
			Sale Date 5/06/2021			13.Nabla Triangle				%		3.Topography					
			Price			14.Rear Land				%		4.Size/Shape					
No./Date Description Date Insp.			Sale Type 2 Land & Buildings			15.Front Foot	Square Foot			%		5.Access					
			1.Land	4.Mobile	7.	Square Feet				%		6.Restriction					
			2.L & B	5.Other	8.	16.Regular Lot				%		7.Corner/Locatio					
			3.Building	6.	9.	17.Secondary Site				%		8.View/Environ					
Notes:			Financing 9 Unknown			18.Secondary Site				%		9.Fract Share					
			1.Convent	4.Seller	7.	19.Condominium				%		Acres					
			2.FHA/VA	5.Private	8.	20.Base Homesite				%		30.Rear 20+					
			3.Assumed	6.Cash	9.Unknown	Fract. Acre				%		31.Waterfront Rea					
'21Per site visit adjust grade and conditions of shed and canopy. Owner says not on his property and to see survey. No survey registered. House not lived in remove Homestead Exemption.			Validity 2 Related Parties			Acres		Acreege/Sites				32.Open Space					
			1.Valid	4.Split	7.Renovate	21.HS Size Adj	20	1.00	100	%	0	33.RestrictEsm					
			2.Related	5.Partial	8.Other	22.Base Waterfron	21	1.00	100	%	0	34.PASTURE 1					
			3.Distress	6.Exempt	9.Foreclose	23.Deep WF Size A	28	0.07	100	%	0	35.HORTICULTURAL-					
WISCASSET			Verified 5 Public Record			24.Base Waterfron				%		36.Pasture 3					
			1.Buyer	4.Agent	7.Family	25.Shallow WF Siz				%		37.Softwood					
			2.Seller	5.Pub Rec	8.Other	26.Base Water Inf				%		38.Mixed Wood					
			3.Lender	6.MLS	9.	27.Influence W Si				%		39.Hardwood					
						28.Rear Land 1-10				%		40.Wasteland					
						29.Rear Land 11-2				%		41.CAMP SITE					
								Total Acreage		1.07		42.Mobile Home Si					
												43.Condo Site					
												44.Site Improve					
												45.CAMP SITE					
												46.PAVING/00					


WISCASSET

Map Lot R07-053

Account 983

Location 15 HILTON LANE

Card 1 Of 1 9/26/2024

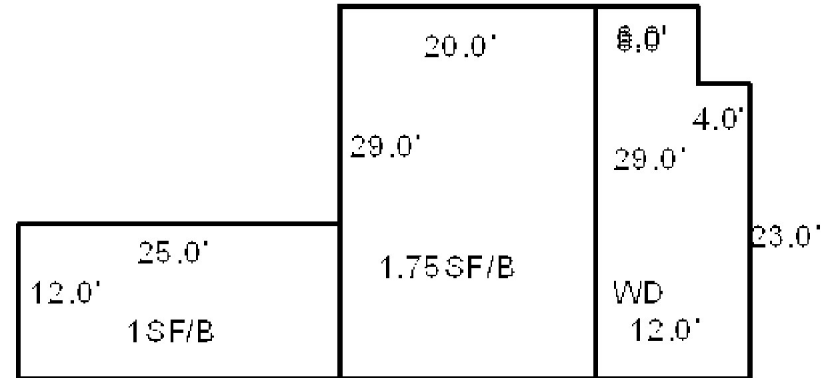
Building Style 9 Other	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling 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 % 25%
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) 580
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1870	# Half Baths 1	Funct. % Good 100%
Year Remodeled 1982	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 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 2/01/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	1985	300	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	1985	324	0 0	0	0 %	0 %		2.TWO STORY FRAM
24 Frame Shed	1985	560	2 100	1	0 %	100 %		3.THREE STORY FR
61 Canopy	1985	240	1 100	1	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 20X28 W/ CANOPY 20X12



Map Lot	R07-054	Account	984	Location	HILTON LANE	Card	1	Of	1	9/26/2024					
HILTON, RALPH A HILTON, CHAD A P.O. BOX 514 WISCASSET ME 04578 B5706P290 Previous Owner HILTON, DELLA BLANCHE 15 HILTON LANE WISCASSET ME 04578 Sale Date: 5/06/2021			Property Data			Assessment Record									
			Neighborhood	109 SOUTHEAST		Year	Land	Buildings	Exempt	Total					
			Tree Growth Year	0		2011	46,300	0	0	46,300					
			FARM LAND YEAR	0		2012	46,300	0	0	46,300					
			OPEN SPACE YEAR	0		2013	46,300	0	0	46,300					
			Zone/Land Use	21 RURAL		2014	46,300	0	0	46,300					
			Secondary Zone			2015	46,300	0	0	46,300					
						2016	46,300	0	0	46,300					
			Topography	2 Rolling		2017	46,300	0	0	46,300					
			1.Level	4.Below St	7.Steep	2018	46,300	0	0	46,300					
			2.Rolling	5.Low	8.Rough	2019	46,300	0	0	46,300					
			3.Above St	6.Swampy	9.	2020	46,300	0	0	46,300					
			Utilities	9 NoWater/NoSewer		2021	46,300	0	0	46,300					
			1.Public	4.Dr Well	7.Cesspool	2022	46,300	0	0	46,300					
			2.Water	5.DUG/LAKE	8.	2023	57,900	0	0	57,900					
			3.Sewer	6.Septic	9.None	2024	57,900	0	0	57,900					
			Street	5 Private		Land Data									
			1.Paved	4.Proposed	7.	Front Foot	Type	Effective	Influence	Influence Codes					
			2.Semi Imp	5.Private	8.			Frontage	Depth						
			3.Gravel	6.Pub Eas	9.NoStreet		11.Regular Lot								
			TREE GROWTH PLAN				12.Delta Triangle								
			CONSERV EASE				13.Nabla Triangle								
			Sale Data			Square Foot	Square Feet								
			Sale Date				14.Rear Land								
			Price				15.Front Foot								
			Sale Type				16.Regular Lot								
			1.Land	4.Mobile	7.		17.Secondary Site								
			2.L & B	5.Other	8.	Fract. Acre	Acreage/Sites								
			3.Building	6.	9.	21.HS Size Adj	20	1.00	100 %	0					
			Financing			22.Base Waterfron	21	1.00	100 %	0					
			1.Convent	4.Seller	7.	23.Deep WF Size A	28	5.00	100 %	0					
			2.FHA/VA	5.Private	8.	Acres									
			3.Assumed	6.Cash	9.Unknown	24.Base Waterfron									
			Validity	2 Related Parties		25.Shallow WF Siz									
			1.Valid	4.Split	7.Renovate	26.Base Water Inf									
			2.Related	5.Partial	8.Other	27.Influence W Si									
			3.Distress	6.Exempt	9.Foreclose	28.Rear Land 1-10									
			Verified	5 Public Record		29.Rear Land 11-2									
			1.Buyer	4.Agent	7.Family	Total Acreage									
			2.Seller	5.Pub Rec	8.Other	6.00									
			3.Lender	6.MLS	9.										
Notes: 2002 - MOTHER SAID SON WILL BUILD HOUSE ON THIS LOT WITH WATER AND SEWER. NO DEED TO PASS. BILL SON FOR THE HOUSE(AS OF 5/23/02 NO HOUSE TO BE BUILT.) 2002- PER MOTHER NO HOUSE WAS BUILT AND NO HOUSE WOULD BE BUILT. 4/15/2005-PER CEO FOUNDATION IS IN AND HOUSE TO BE BUILT ON LOT 54A. CHECK IN 2006.															
WISCASSET															

WISCASSET

Map Lot R07-054

Account 984

Location HILTON 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.Defmait 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 4 Unoccupied		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6. 9.		
3.Wet	6.	9.				Information Code 5 Estimate		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected 2/01/2007								
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	R07-054-A	Account	1991	Location	30 HILTON LANE	Card	1	Of	1	9/26/2024										
FAIRSERVICE, ZANE C 30 HILTON LANE WISCASSET ME 04578				Property Data		Assessment Record														
				Neighborhood	109 SOUTHEAST	Year	Land	Buildings	Exempt	Total										
				Tree Growth Year	0	2011	36,500	107,700	0	144,200										
				FARM LAND YEAR	0	2012	36,500	107,700	10,000	134,200										
				OPEN SPACE YEAR	0	2013	36,500	107,700	10,000	134,200										
B5864P173	Previous Owner HEAVENER, CHRISTINA A J/T FAIRSERVICE, ZANE C					Zone/Land Use	21 RURAL	2014	36,500	107,700	10,000	134,200								
WISCASSET ME 04578 Sale Date: 3/15/2022						Secondary Zone		2015	36,500	107,700	10,000	134,200								
								2016	36,500	107,700	15,000	129,200								
								2017	36,500	107,700	20,000	124,200								
						Topography	1 Level	2018	36,500	107,700	20,000	124,200								
Previous Owner HILTON, DELLA B. J/T ADAMS, LINCOLN J.						1.Level	4.Below St	7.Steep	2019	36,500	107,700	20,000	124,200							
						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												
WISCASSET ME 04578 Sale Date: 10/29/2010						2.Water	5.DUG/LAKE	8.	2020	36,500	107,700	25,000	119,200							
						3.Sewer	6.Septic	9.None												
						Street	5 Private													
						1.Paved	4.Proposed	7.												
						2.Semi Imp	5.Private	8.												
Previous Owner THE FIRST, N.A.						3.Gravel	6.Pub Eas	9.NoStreet	2021	36,500	107,700	25,000	119,200							
						TREE GROWTH PLAN	0													
						CONSERV EASE	0													
						Sale Data														
						Sale Date	3/15/2022													
X	Date	No./Date	Description	Date Insp.		Price			2022	45,600	134,600	25,000	155,200							
						Sale Type	2 Land & Buildings													
						1.Land	4.Mobile	7.												
						2.L & B	5.Other	8.												
						3.Building	6.	9.												
Notes:						Financing	9 Unknown		2023	45,600	134,600	25,000	155,200							
						1.Convent	4.Seller	7.												
						2.FHA/VA	5.Private	8.												
						3.Assumed	6.Cash	9.Unknown												
						Validity	2 Related Parties													
2005-PER CEO FOUNDATION IS IN AND HOUSE TO BE BUILT. CHECK IN 2006. 2006-PREVIOUS OWNER: DELLA B. HILTON & LINCOLN J. ADAMS BK3322 PG150 (JULY 8, 2004). 2006-NEW HOUSE ALSO - CODED AS RANCH WITH FINISHED ATTIC AS NOT ABLE TO GET INTO THE HOUSE TO INSPECT. 2008-DIVORCE DECREE AWARDDING PROPERTY TO LINCOLN ADAMS THEN PROPERTY PUT INTO LINCOLN ADAMS & DELLA HILTON'S NAMES. WISCASSET						1.Valid	4.Split	7.Renovate	2024	45,600	134,600	25,000	155,200							
						2.Related	5.Partial	8.Other												
						3.Distress	6.Exempt	9.Foreclose												
						Verified	5 Public Record													
						1.Buyer	4.Agent	7.Family												
WISCASSET				Previous Owner: Lincoln Adams & Della Hilton to The First NA (foreclosure) then sold to Christine Heavener and																

WISCASSET

Map Lot R07-054-A




Account 1991

Location 30 HILTON LANE

Card 1

Of 1

9/26/2024

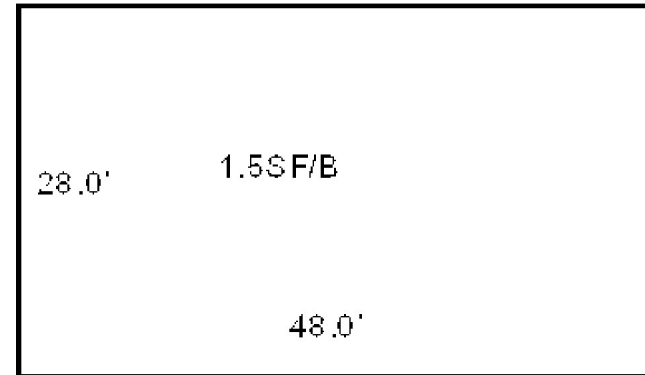
Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & 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 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) 1344
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 2005	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 5 Crawl Space		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/03/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	2005	49	3 100	4	0 %	100 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED 6X8



WD 7.0'



Map Lot		R07-055		Account	985	Location	153 BIRCH POINT ROAD		Card	1	Of	1	9/26/2024						
PEKICH, MICHAEL V J/T PEKICH, EMILY J WISCASSET ME 04578 B4386P308 Previous Owner MUNT, ANDREW T. MUNT, PAMELA L. WISCASSET ME 04578 Sale Date: 3/24/2011						Property Data		Assessment Record											
						Neighborhood		109 SOUTHEAST		Year	Land	Buildings	Exempt	Total					
						Tree Growth Year		0		2011	34,100	129,300	0	163,400					
						FARM LAND YEAR		0		2012	34,100	118,400	0	152,500					
						OPEN SPACE YEAR		0		2013	34,100	118,400	10,000	142,500					
Inspection Witnessed By: X Date						Zone/Land Use		21 RURAL		2014	34,100	118,400	10,000	142,500					
						Secondary Zone		2015	34,100	118,400	10,000	142,500							
						Topography		2 Rolling		2016	34,100	118,400	15,000	137,500					
						1.Level		4.Below St		7.Steep		2017	34,100	118,400	20,000	132,500			
						2.Rolling		5.Low		8.Rough		2018	34,100	118,400	20,000	132,500			
Notes: 2011-Previous owner: Andrew T. & Pamela Munt BK2406 PG55 bought 5/1/98 for \$101,333.						3.Above St		6.Swampy		9.		2019	34,100	118,400	20,000	132,500			
						Utilities		2 Public Water		3 Public Sewer		2020	34,100	118,400	25,000	127,500			
						1.Public		4.Dr Well		7.Cesspool		2021	34,100	118,400	25,000	127,500			
						2.Water		5.DUG/LAKE		8.		2022	34,100	118,400	24,000	128,500			
						3.Sewer		6.Septic		9.None		2023	42,600	148,000	25,000	165,600			
WISCASSET						Street		1 Paved		2024	42,600	148,000	25,000	165,600					
						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					%	1.Open Space			
CONSERV EASE		0		12.Delta Triangle			%	2.Neighborhood A											
						Sale Data		13.Nabla Triangle			%	3.Topography							
						Sale Date		3/24/2011		14.Rear Land			%	4.Size/Shape					
						Price		130,000		15.Front Foot			%	5.Access					
						Sale Type		2 Land & Buildings					%	6.Restriction					
						1.Land		4.Mobile		7.		Square Foot		Square Feet			7.Corner/Locatio		
2.L & B		5.Other		8.			%	8.View/Environ											
3.Building		6.		9.			%	9.Fract Share											
Financing		9 Unknown					%	Acres											
						1.Convent		4.Seller		7.			30.Rear 20+						
						2.FHA/VA		5.Private		8.			%	31.Waterfront Rea					
						3.Assumed		6.Cash		9.Unknown			%	32.Open Space					
						Validity		1 Arms Length Sale					%	33.RestrictEsm					
						1.Valid		4.Split		7.Renovate			20	1.00	100	%	0	34.PASTURE 1	
						2.Related		5.Partial		8.Other			21	0.33	100	%	0	35.HORTICULTURAL-	
						3.Distress		6.Exempt		9.Foreclose					%				36.Pasture 3
						Verified		5 Public Record					%			%			37.Softwood
						1.Buyer		4.Agent		7.Family					%				38.Mixed Wood
						2.Seller		5.Pub Rec		8.Other					%				39.Hardwood
						3.Lender		6.MLS		9.					%				40.Wasteland
															%				41.CAMP SITE
															%				42.Mobile Home Si
															%				43.Condo Site
															%				44.Site Improve
															%				45.CAMP SITE
															%				46.PAVING/00
															%				
															%				
															%				

WISCASSET

Map Lot R07-055


Account 985

Location 153 BIRCH POINT ROAD

Card 1

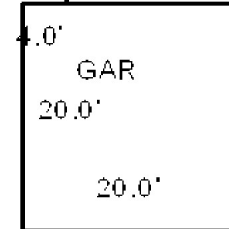
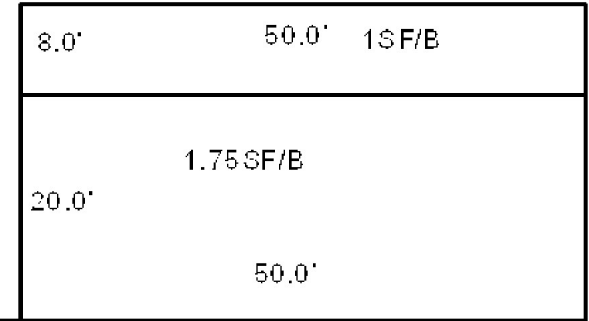
Of 1

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 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 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 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1945	# 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.

SHED 10X10

OH 2X13



Date Inspected 2/01/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	0	400	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	0	400	0 0	0	0 %	0 %		2.TWO STORY FRAM
26 1SFr Overhang	0	26	0 0	0	0 %	0 %		3.THREE STORY FR
24 Frame Shed	0	100	1 100	2	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




WISCASSET

Map Lot R07-056

Account 986

Location 149 BIRCH POINT 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% 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 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) 768
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1970	# 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 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/01/2007

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

1.5SF/B

32.0'

24.0'



Map Lot R07-057

Account 2130

Location BIRCH POINT ROAD

Card 1 Of 1 9/26/2024

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

B435P430

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
			2011	64,300	0	0	64,300		
Tree Growth Year 0			2012	64,300	0	0	64,300		
FARM LAND YEAR 0			2013	64,300	0	0	64,300		
OPEN SPACE YEAR 0			2014	64,300	0	0	64,300		
Zone/Land Use 21 RURAL			2015	64,300	0	0	64,300		
			2016	64,300	0	0	64,300		
Secondary Zone			2017	64,300	0	0	64,300		
Topography 2 Rolling			2018	64,300	0	0	64,300		
			2019	64,300	0	0	64,300		
1.Level	4.Below St	7.Steep	2020	64,300	0	0	64,300		
2.Rolling	5.Low	8.Rough		64,300	0	0	64,300		
3.Above St	6.Swampy	9.	2021	64,300	0	0	64,300		
Utilities	1 All Public			64,300	0	0	64,300		
1.Public	4.Dr Well	7.Cesspool	2022	64,300	0	0	64,300		
2.Water	5.DUG/LAKE	8.		64,300	0	0	64,300		
3.Sewer	6.Septic	9.None	2023	68,200	0	0	68,200		
Street	1 Paved			68,200	0	0	68,200		
1.Paved	4.Proposed	7.	Land Data						
2.Semi Imp	5.Private	8.							
3.Gravel	6.Pub Eas	9.NoStreet	Front Foot	Type	Effective		Influence		Influence Codes
TREE GROWTH PLAN 0					Frontage	Depth	Factor	Code	
CONSERV EASE 0				11.Regular Lot			%		1.Open Space
Sale Data				12.Delta Triangle			%		2.Neighborhood A
				13.Nabla Triangle			%		3.Topography
Sale Date	12/01/1940			14.Rear Land			%		4.Size/Shape
Price				15.Front Foot			%		5.Access
Sale Type			Square Foot			%		6.Restriction	
1.Land	4.Mobile	7.		Square Feet				7.Corner/Locatio	
2.L & B	5.Other	8.				%		8.View/Environ	
3.Building	6.	9.				%		9.Fract Share	
Financing						%		Acres	
1.Convent	4.Seller	7.				%		30.Rear 20+	
2.FHA/VA	5.Private	8.				%		31.Waterfront Rea	
3.Assumed	6.Cash	9.Unknown				%		32.Open Space	
Validity						%		33.RestrictEsm	
1.Valid	4.Split	7.Renovate				%		34.PASTURE 1	
2.Related	5.Partial	8.Other	Fract. Acre	Acreage/Sites				35.HORTICULTURAL-	
3.Distress	6.Exempt	9.Foreclose		20	1.00	100	%	0	36.Pasture 3
Verified				21	1.00	100	%	0	37.Softwood
				28	10.00	100	%	0	38.Mixed Wood
1.Buyer	4.Agent	7.Family		29	8.00	100	%	0	39.Hardwood
2.Seller	5.Pub Rec	8.Other				%		40.Wasteland	
3.Lender	6.MLS	9.				%		41.CAMP SITE	
						%		42.Mobile Home Si	
			Total Acreage 19.00					43.Condo Site	
								44.Site Improveve	
								45.CAMP SITE	

WISCASSET

Map Lot R07-057

Account 2130

Location BIRCH POINT 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			1.Interior 4.Vacant 7.		
Wet Basement			1.Refusal 5.Estimate 8.			2.Encroach 8.Other 9.		
1.Dry	4.	7.	Information Code 5 Estimate			1.Owner 4.Agent 7.		
2.Damp	5.	8.	1.Relative 5.Estimate 8.			2.Relative 5.Estimate 8.		
3.Wet	6.	9.	3.Tenant 6.Other 9.			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 R07-058

Account 2014

Location TRANS.LINE & SERV. BLDG.

Card 1 Of 1 9/26/2024

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

CENTRAL MAINE POWER c/o AVANGRID MANAGEMENT COMPANY-LOCAL TAXES PORTLAND ME 04101			Property Data			Assessment Record						
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year 0			2011	72,900	108,900	0	181,800		
			FARM LAND YEAR 0			2012	72,900	172,300	0	245,200		
			OPEN SPACE YEAR 0			2013	72,900	172,300	0	245,200		
			Zone/Land Use 23 UTILITY ROW			2014	72,900	172,300	0	245,200		
			Secondary Zone			2015	72,900	172,300	0	245,200		
						2016	72,900	172,300	0	245,200		
			Topography 2 Rolling			2017	72,900	172,300	0	245,200		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	72,900	172,300	0
2019	72,900	172,300							0	245,200		
Utilities 9 NoWater/NoSewer						2020	72,900	172,300	0	245,200		
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None						2021	72,900	172,300	0	245,200		
						2022	72,900	172,300	0	245,200		
			Street 1 Paved			2023	77,300	184,200	0	261,500		
						2024	77,300	184,200	0	261,500		
			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	
			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					
TREE GROWTH PLAN 0			Square Foot					%		7.Corner/Locatio		
CONSERV EASE 0								%		8.View/Environ		
Sale Data								%		9.Fract Share		
Sale Date								%		Acres		
Price								%		30.Rear 20+		
Sale Type								%		31.Waterfront Rea		
1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.								%		32.Open Space		
Financing			Fract. Acre					%		33.RestrictEsm		
1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown								%		34.PASTURE 1		
Validity					Acreage/Sites					35.HORTICULTURAL-		
1.Valid 4.Split 7.Renovate					20	1.00	100	%	0	36.Pasture 3		
2.Related 5.Partial 8.Other					21	1.00	100	%	0	37.Softwood		
3.Distress 6.Exempt 9.Foreclose					28	10.00	100	%	0	38.Mixed Wood		
Verified					29	10.00	100	%	0	39.Hardwood		
			30	19.86	100	%	0	40.Wasteland				
1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			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					%		41.CAMP SITE		
					Total Acreage 40.86					%		42.Mobile Home Si
												43.Condo Site
												44.Site Improveveme
												45.CAMP SITE
										46.PAVING/00		

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:
2008-CORRECTED NEW WAREHOUSE FROM ENTRY OF 100% PHYSICAL WHEN IT SHOULD HAVE BEEN CODED 100% FUNCTIONAL.
2011-added 10 x 12 tellecommunication building, coded as 1SF.
2012-Added substation footing and 8 x 10 equipment/utility building & 32' antennae.

WISCASSET


WISCASSET

Map Lot R07-058

Account 2014

Location TRANS.LINE & SERV. BLDG.

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	
267 WAREHOUSE	1965	4050	3 100	3	0 %	60 %		1.ONE STORY FRAM
267 WAREHOUSE	2000	960	3 100	3	0 %	100 %		2.TWO STORY FRAM
1 ONE STORY	2010	120	4 100	5	0 %	100 %		3.THREE STORY FR
376 SUB. FOOTING	2011	1	3 100	5	0 %	100 %		4.1 & 1/2 STORY
314 UTILITY	2011	80	4 100	5	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot R07-059

Account 987

Location 146 OLD BATH ROAD

Card 1 Of 1 9/26/2024

HARTT JR., KENNETH L
HARTT(20%), NICHOLAS TAYLOR
146 OLD BATH ROAD
WISCASSET ME 04578

B5637P316
Previous Owner
GUDROE, CHRISTINE
C/O BONNIE THIBEAULT
21 PATTEN LANE
TOPSHAM ME 04086
Sale Date: 12/18/2020

Property Data

Neighborhood **108 SOUTHWEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **16 RESIDENTIAL**

Secondary Zone

Topography **2 Rolling**

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

Utilities **4 Drilled Well 6 Septic System**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **12/18/2020**

Price **65,000**

Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **8 Other Non Valid**

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

Verified **5 Public Record**

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

Assessment Record

Year

Land

Buildings

Exempt

Total

2011 32,900 71,600 10,000 94,500

2012 32,900 71,600 10,000 94,500

2013 32,900 71,600 10,000 94,500

2014 32,900 71,600 10,000 94,500

2015 32,900 71,600 10,000 94,500

2016 32,900 71,600 15,000 89,500

2017 32,900 71,600 20,000 84,500

2018 32,900 71,600 20,000 84,500

2019 32,900 71,600 20,000 84,500

2020 32,900 71,600 25,000 79,500

2021 32,900 71,600 0 104,500

2022 32,900 71,600 0 104,500

2023 41,100 89,500 0 130,600

2024 41,100 89,500 0 130,600

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type

Effective

Influence

Influence Codes

Frontage

Depth

Factor

Code

20 1.00 100 % 0

21 0.95 100 % 0

Total Acreage

0.95

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 R07-059

Account 987

Location 146 OLD BATH ROAD

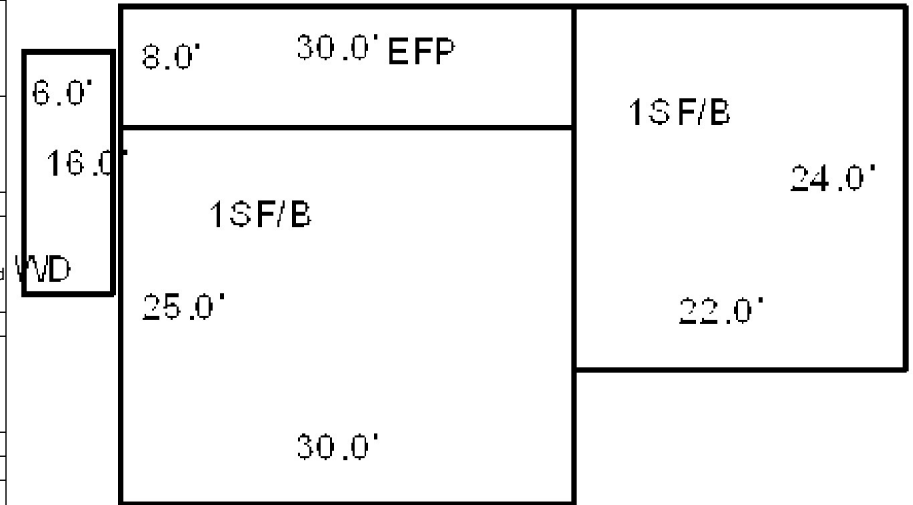
Card 1 Of 1 9/26/2024

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 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 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 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) 750
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 1900	# 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 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 1		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 2/08/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	0	528	0 0	0	0 %	0 %		1.ONE STORY FRAM
22 Encl Frame Porch	0	240	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	2004	96	0 0	0	0 %	0 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot R07-060

Account 988

Location 166 OLD BATH ROAD

Card 1 Of 1 9/26/2024

JAMES, TIMOTHY F II
876 WISTERIA DR.
SAN MARCOS CA 92078

B6072P47

Previous Owner
JAMES, TIMOTHY F

166 OLD BATH ROAD
WISCASSET ME 04578
Sale Date: 1/09/2024

Property Data

Neighborhood **108 SOUTHWEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **16 RESIDENTIAL**

Secondary Zone

Topography **4 Below Street**

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

Utilities **4 Drilled Well 3 Public Sewer**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **1/09/2024**

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 35,300 78,300 10,000 103,600

2012 35,300 78,300 10,000 103,600

2013 35,300 78,300 10,000 103,600

2014 35,300 78,300 10,000 103,600

2015 35,300 78,300 10,000 103,600

2016 35,300 78,300 15,000 98,600

2017 35,300 78,300 20,000 93,600

2018 35,300 78,300 20,000 93,600

2019 35,300 78,300 20,000 93,600

2020 35,300 78,300 25,000 88,600

2021 35,300 78,300 25,000 88,600

2022 35,300 78,300 24,000 89,600

2023 44,100 97,900 25,000 117,000

2024 44,100 97,900 0 142,000

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

Acreage/Sites

21.HS Size Adj

22.Base Waterfron

23.Deep WF Size A

24.Base Waterfron

25.Shallow WF Siz

26.Base Water Inf

27.Influence W Si

28.Rear Land 1-10

29.Rear Land 11-2

Total Acreage

2.15

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:

2008-DIVORCE DECREE STATES PROPERTY IN BOTH NAMES UNTIL SOLD THEN DIVIDED EQUALLY.

WISCASSET


WISCASSET

Map Lot R07-060

Account 988

Location 166 OLD BATH ROAD

Card 1 Of 1 9/26/2024

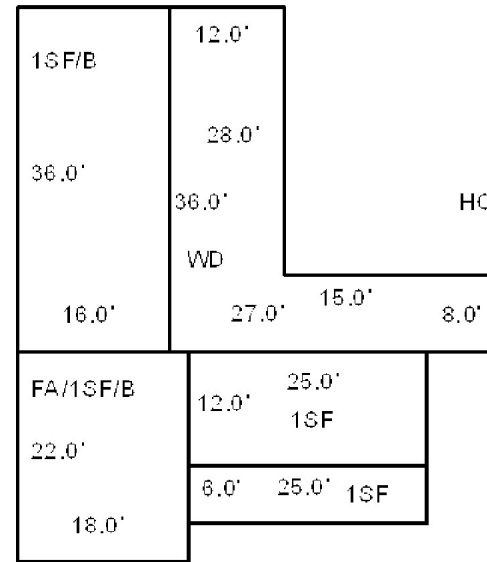
Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 65% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 4 Full 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 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 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) 396
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1900	# 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.Defmait 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 2 1/2 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/20/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	0	576	0 0	0	0 %	0 %		1.ONE STORY FRAM
1 ONE STORY	0	150	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	0	552	0 0	0	0 %	0 %		3.THREE STORY FR
23 Frame Garage	1970	576	3 100	4	0 %	100 %		4.1 & 1/2 STORY
73 AB.GR. POOL.....	0	1	3 100	4	99 %	100 %		5.1 & 3/4 STORY
68 Wood Deck	2004	64	0 0	0	0 %	0 %		6.2 & 1/2 STORY
1 ONE STORY	0	300	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

AG POOL



HOT TUB

GARAGE 24X24



Map Lot R07-060-A			Account 989			Location 156 OLD BATH ROAD			Card 1 Of 1			9/26/2024									
MURPHY, MARGARET TOPSHAM ME 04086						Property Data			Assessment Record												
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total								
						Tree Growth Year 0			2011	33,000	26,000	0	59,000								
						FARM LAND YEAR 0			2012	33,000	26,000	0	59,000								
						OPEN SPACE YEAR 0			2013	33,000	26,000	0	59,000								
B1558P37 B3958P66 B4126P259						Zone/Land Use 16 RESIDENTIAL			2014	33,000	26,000	0	59,000								
Previous Owner JAMES, DONALD R. JAMES, MARGARET R.						Secondary Zone			2015	33,000	26,000	0	59,000								
									2016	33,000	26,000	0	59,000								
WISCASSET ME 04578 Sale Date: 1/23/2008						Topography 2 Rolling			2017	33,000	26,000	0	59,000								
									2018	33,000	26,000	0	59,000								
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2019	33,000	26,000	0	59,000								
						Utilities 4 Drilled Well 3 Public Sewer			2020	33,000	26,000	0	59,000								
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	33,000	50,100	0	83,100								
									2022	33,000	76,300	0	109,300								
									2023	41,300	95,400	0	136,700								
						Street 1 Paved			2024	41,300	95,400	0	136,700								
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			Land Data												
						TREE GROWTH PLAN 0			Front Foot		Type	Effective		Influence		Influence Codes					
						CONSERV EASE 0						Frontage	Depth	Factor	Code						
						Sale Data															
Sale Date 1/23/2008																					
Inspection Witnessed By:						Price			Square Foot			Square Feet									
						Sale Type 2 Land & Buildings															
X						1.Land 4.Mobile 7.						Fract. Acre			Acreage/Sites						
						2.L & B 5.Other 8.									20	1.00	100	%	0		
Notes:						3.Building 6. 9.			Acres						21		1.00	100	%	0	
						Financing 9 Unknown									Total Acreage 1.01		28		0.01	100	%
7/19/22 N/A AT MH, ADD MH +MVR 6/16/21 W/ NEIGHBOR- MH GONE, -MVR, LIST GAR AS DWL, +MVR. 2008-DIVORCE DECREE AWARDED PROPERTY TO MARGARET JAMES, WHO CHANGED NAME TO MARGARET MURPHY, BK3958 PG66.						1.Convent 4.Seller 7.						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					24.Base Waterfron				
						2.FHA/VA 5.Private 8.											25.Shallow WF Siz				
						3.Assumed 6.Cash 9.Unknown			26.Base Water Inf												
						Validity 2 Related Parties			27.Influence W Si												
						WISCASSET						1.Valid 4.Split 7.Renovate							28.Rear Land 1-10		
2.Related 5.Partial 8.Other			29.Rear Land 11-2																		
3.Distress 6.Exempt 9.Foreclose																					
Verified 5 Public Record																					
												1.Buyer 4.Agent 7.Family							41.CAMP SITE		
						2.Seller 5.Pub Rec 8.Other			42.Mobile Home Si												
						3.Lender 6.MLS 9.			43.Condo Site												
									44.Site Improve												
																	45.CAMP SITE				
											46.PAVING/00										

WISCASSET

Map Lot R07-060-A

Account 989

Location 156 OLD BATH 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% 3 Heat Pump	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 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 5 T-111	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 40%
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) 720
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 1	Phys. % Good 0%
Year Built 1986	# 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 3/30/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	0	96	2 100	4	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	0	160	2 100	4	0 %	100 %		2.TWO STORY FRAM
998 14' Mobile	2000	14x56	3 100	3	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

SHED 8X12

SHED 10X16

24.0'

30.0'

13/4sFr/S

MH BOX



Map Lot R07-061			Account 990			Location 180 OLD BATH ROAD			Card 1 Of 1			9/26/2024			
GROVER, JAMES E WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	54,000	82,800	10,000	126,800		
						FARM LAND YEAR 0			2012	54,000	82,800	10,000	126,800		
						OPEN SPACE YEAR 0			2013	54,000	82,800	10,000	126,800		
B3590P145						Zone/Land Use 16 RESIDENTIAL			2014	54,000	82,800	10,000	126,800		
Previous Owner GROVER, ROBERT C. GROVER, EVELYN A.						Secondary Zone			2015	54,000	82,800	10,000	126,800		
									2016	54,000	82,800	15,000	121,800		
						Topography 2 Rolling			2017	54,000	82,800	20,000	116,800		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	54,000	82,800	20,000	116,800		
									2019	54,000	82,800	20,000	116,800		
WISCASSET ME 04578 Sale Date: 11/16/2005						Utilities 4 Drilled Well 6 Septic System			2020	54,000	82,800	25,000	111,800		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	54,000	82,800	25,000	111,800		
									2022	54,000	82,800	24,000	112,800		
						Street 1 Paved			2023	67,500	103,600	25,000	146,100		
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2024	67,500	103,600	25,000	146,100		
Land Data															
Inspection Witnessed By:						Front Foot		Type	Effective		Influence		Influence Codes		
									Frontage	Depth	Factor	Code			
									11.Regular Lot					%	1.Open Space
									12.Delta Triangle					%	2.Neighborhood A
									13.Nabla Triangle					%	3.Topography
X						14.Rear Land					%	4.Size/Shape			
								15.Front Foot					%	5.Access	
											%	6.Restriction			
											%	7.Corner/Locatio			
											%	8.View/Environ			
No./Date						Description		Date Insp.	Square Feet				9.Fract Share		
									16.Regular Lot				%	30.Rear 20+	
									17.Secondary Site				%	31.Waterfront Rea	
									18.Secondary Site				%	32.Open Space	
									19.Condominium				%	33.RestrictEsm	
Notes:						20.Base Homesite					%	34.PASTURE 1			
											%	35.HORTICULTURAL-			
											%	36.Pasture 3			
											%	37.Softwood			
											%	38.Mixed Wood			
2006-FORMER OWNER: ROBERT C. & EVELYN ANN GROVER BK523 PG109. M/H ON THIS LOT STILL BELONGS TO ROBERT & EVELYN.						Fract. Acre		Acreage/Sites				39.Hardwood			
								20	1.00	100	%	0	40.Wasteland		
								21	1.00	100	%	0	41.CAMP SITE		
								28	10.00	100	%	0	42.Mobile Home Si		
								29	1.00	100	%	0	43.Condo Site		
WISCASSET						Acres					%	44.Site Improve			
											%	45.CAMP SITE			
											%	46.PAVING/00			
								Total Acreage		12.00					

WISCASSET

Map Lot R07-061


Account 990

Location 180 OLD BATH ROAD

Card 1

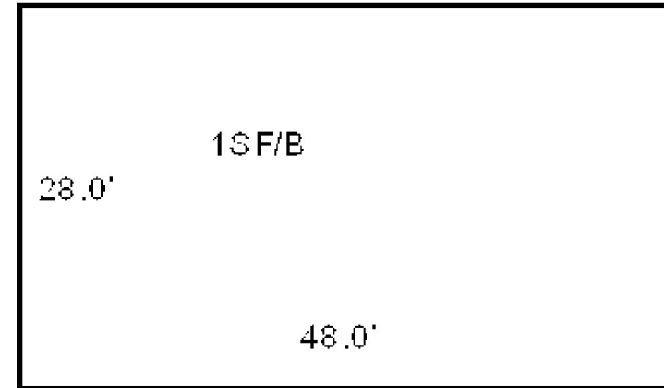
Of 1

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 5 Unknown
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 5 T-111	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) 1344
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 1959	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 2 Concrete Block	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 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.

8X8 SHED

10X8 SHED



Date Inspected 3/08/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	0	64	2 100	2	0 %	100 %		1.ONE STORY FRAM
23 Frame Garage	0	80	2 100	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



GROVER, ROBERT C
WISCASSET ME 04578

GROVER, ROBERT C WISCASSET ME 04578			Property Data			Assessment Record							
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2011	0	15,600	0	15,600			
			FARM LAND YEAR 0			2012	0	15,600	0	15,600			
			OPEN SPACE YEAR 0			2013	0	15,600	0	15,600			
			Zone/Land Use 16 RESIDENTIAL			2014	0	15,600	0	15,600			
			Secondary Zone			2015	0	15,600	0	15,600			
						2016	0	15,600	0	15,600			
			Topography 1 Level			2017	0	15,600	0	15,600			
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	0	15,600	0	15,600			
						2019	0	15,600	0	15,600			
						Utilities 4 Drilled Well 6 Septic System			2020	0	15,600	0	15,600
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	0	15,600	0	15,600
2022	0	15,600							0	15,600			
2023	0	19,400							0	19,400			
Inspection Witnessed By: X <div>Date</div>			Street 1 Paved			2024	0	19,400	0	19,400			
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			Land Data							
			TREE GROWTH PLAN 0			Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes
			CONSERV EASE 0						Frontage	Depth	Factor	Code	
			Sale Data										
			Sale Date										
			Price										
			Sale Type										
			1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.										
			Financing					Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Square Feet			
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.													
Notes: 2006-SOLD LAND TO JAMES E. GROVER BK3590 PG145 11/16/2005. THIS IS M/H ONLY WHICH WAS EXCEPTED FROM THE DEED. WISCASSET			Fract. Acre		Acreage/Sites					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			
			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

Map Lot R07-061-001

Account 991

Location 176 OLD BATH 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 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/08/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14' Mobile	1985	14x66	2 100	3	0 %	50 %		1.ONE STORY FRAM
23 Frame Garage	0	144	2 100	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

\$HED 12X12

14.0'

66.0'

MH



WISCASSET

Map Lot R07-062

Account 2015

Location BATH 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		
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

Map Lot R07-063


Account 992

Location 188 OLD BATH ROAD

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% 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 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 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) 572
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 1989	# 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 2/17/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	2023	320	4 100	4	0 %	100 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Shed

20.0'

16.0'

1.75SF/S

26.0'

22.0'



WISCASSET

Map Lot R07-065

Account 993

Location 210 OLD BATH 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			1.Interior 4.Vacant 7.		
Wet Basement			1.Refusal 5.Estimate 8.			2.Informed 6. 9.		
1.Dry	4.	7.	Information Code 5 Estimate			1.Owner 4.Agent 7.		
2.Damp	5.	8.	1.Owner 4.Agent 7.			2.Relative 5.Estimate 8.		
3.Wet	6.	9.	2.Relative 5.Estimate 8.			3.Tenant 6.Other 9.		
Date Inspected			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