

Map Lot R07-001

Account 3

Location 130 BIRCH POINT ROAD

Card 1 Of 1 9/26/2024

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

B439P377

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:  
2002-CHANGED LOT NUMBER TO LOT 1 INSTEAD OF LOT 1/1  
TO COINCIDE WITH THE TAX MAPS.  
2004-SOLD RANCH HOUSE AND 2 ACRES BK3110 PG242

WISCASSET

Property Data			Assessment Record						
Neighborhood <b>109 SOUTHEAST</b>  Tree Growth Year <b>0</b> FARM LAND YEAR <b>0</b> OPEN SPACE YEAR <b>0</b> Zone/Land Use <b>21 RURAL</b>  Secondary Zone			Year	Land		Buildings		Exempt	Total
			2011	62,100		0		0	62,100
			2012	62,100		0		0	62,100
Topography <b>2 Rolling</b> 1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2013	62,100		0		0	62,100
			2014	62,100		0		0	62,100
			2015	62,100		0		0	62,100
Utilities <b>1 All Public</b> 1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2016	62,100		0		0	62,100
			2017	62,100		0		0	62,100
			2018	62,100		0		0	62,100
Street <b>1 Paved</b> 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2019	62,100		0		0	62,100
			2020	62,100		0		0	62,100
			2021	62,100		0		0	62,100
TREE GROWTH PLAN <b>0</b> CONSERV EASE <b>0</b>  <b>Sale Data</b> Sale Date <b>12/01/1940</b> 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.			2022	62,100		0		0	62,100
			2023	65,800		0		0	65,800
			2024	65,800		0		0	65,800
11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot  <b>Square Foot</b> 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite  <b>Fract. Acre</b> 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A <b>Acres</b> 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			<b>Land Data</b>						
			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
							<b>%</b>	1.Open Space	
							<b>%</b>	2.Neighborhood A	
							<b>%</b>	3.Topography	
						<b>%</b>	4.Size/Shape		
						<b>%</b>	5.Access		
						<b>%</b>	6.Restriction		
						<b>%</b>	7.Corner/Locatio		
						<b>%</b>	8.View/Environ		
						<b>%</b>	9.Fract Share		
						<b>%</b>	<b>Acres</b>		
						<b>%</b>	30.Rear 20+		
						<b>%</b>	31.Waterfront Rea		
						<b>%</b>	32.Open Space		
						<b>%</b>	33.RestrictEsm		
						<b>%</b>	34.PASTURE 1		
						<b>%</b>	35.HORTICULTURAL-		
						<b>%</b>	36.Pasture 3		
			<b>%</b>	37.Softwood					
			<b>%</b>	38.Mixed Wood					
			<b>%</b>	39.Hardwood					
			<b>%</b>	40.Wasteland					
			<b>%</b>	41.CAMP SITE					
			<b>%</b>	42.Mobile Home Si					
			<b>%</b>	43.Condo Site					
			<b>%</b>	44.Site Improve					
			<b>%</b>	45.CAMP SITE					

**WISCASSET**

Map Lot R07-001

Account 3

Location 130 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 <b>100%</b>			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 <b>100%</b>			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 <b>5 Estimated</b>		
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 <b>5 Estimate</b>		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected 9/08/1998								
<b>Additions, Outbuildings &amp; Improvements</b>								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 R07-001-A1

Account 2202

Location MASON STATION

Card 1 Of 1 9/26/2024

RCC ATLANTIC, INC. DBA VERIZON WIRELESS  
ATTN: NETWORK REAL ESTATE  
ADDISON TX 75001

Property Data			Assessment Record											
			Year	Land	Buildings	Exempt	Total							
Neighborhood 109 SOUTHEAST			2011	0	17,100	0	17,100							
	Tree Growth Year 0		2012	0	17,100	0	17,100							
	FARM LAND YEAR 0		2013	0	17,100	0	17,100							
	OPEN SPACE YEAR 0		2014	0	17,100	0	17,100							
Zone/Land Use 21 RURAL			2015	0	17,100	0	17,100							
	Secondary Zone		2016	0	17,100	0	17,100							
	Topography 1 Level		2017	0	17,100	0	17,100							
1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	0	17,100	0	17,100							
			2019	0	17,100	0	17,100							
	Utilities 1 All Public		2020	0	17,100	0	17,100							
			2021	0	17,100	0	17,100							
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2022	0	17,100	0	17,100							
			2023	0	21,300	0	21,300							
	Street 1 Paved		2024	0	21,300	0	21,300							
			Land Data											
1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			Front Foot	Type	Effective	Influence	Influence Codes							
					Frontage	Depth								
TREE GROWTH PLAN 0 CONSERV EASE 0			Square Foot				Acres							
Sale Date Price Sale Type			Fract. Acre	Acreage/Sites										
1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.			Acres											
Financing 1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			Verified											
Validity 1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose			Total Acreage											
1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.														
Inspection Witnessed By:														
X														
Date														
No./Date	Description	Date Insp.												
Notes:														
10/22/2009-Corrected to reflect equipment building 12 x 18= 216 sf, concrete shelter. Abatement form mailed.														
WISCASSET														

## WISCASSET

Map Lot R07-001-A1

Account 2202

Location MASON STATION

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 <b>100%</b>			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 <b>100%</b>			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 <b>0</b>		
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 <b>0</b>		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		

Date Inspected

## Additions, Outbuildings &amp; Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	1999	216	5 100	5	0 %	100 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot R07-001-B			Account 2318			Location 114 BIRCH POINT ROAD			Card 1		Of 1		9/26/2024				
VARNEY, SUSAN M RINES, ROBERT A WISCASSET ME 04578						Property Data			Assessment Record								
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total				
						Tree Growth Year 0			2011	38,300	153,100	10,000	181,400				
						FARM LAND YEAR 0			2012	38,300	153,100	10,000	181,400				
						OPEN SPACE YEAR 0			2013	38,300	153,100	10,000	181,400				
B3110P242 B3600P98						Zone/Land Use 21 RURAL			2014	38,300	153,100	10,000	181,400				
Previous Owner VARNEY, ROSCOE C. J/T VARNEY, SUSAN M.						Secondary Zone			2015	38,300	153,100	10,000	181,400				
									2016	38,300	153,100	15,000	176,400				
WISCASSET ME 04578 Sale Date: 11/06/2011						Topography 1 Level			2017	38,300	153,100	20,000	171,400				
									2018	38,300	154,200	20,000	172,500				
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2019	38,300	154,200	20,000	172,500				
						Utilities 1 All Public			2020	38,300	154,200	25,000	167,500				
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	38,300	154,200	25,000	167,500				
									2022	38,300	154,200	24,000	168,500				
									2023	47,900	192,700	25,000	215,600				
						Street 1 Paved			2024	47,900	192,700	25,000	215,600				
						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 11/06/2011																	
X						Price 125,000			Square Foot		Square Feet		Acres				
Sale Type 2 Land & Buildings																	
1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.																	
Financing 9 Unknown																	
Notes: 08/10/2018 W/ OWNERS ADD WD 2004-CHANGED GRADE FACTOR FROM 100 TO 110 2005-CHANGED GRADE FACTOR BACK FROM 110 TO 100 AND CHANGED FROM RURAL ZONING TO SHORELAND RESIDENTIAL. JANUARY 2006-PER CONVERSATION WITH STATE PROPERTY TAX FIELD REP. NANCY WEEKS THIS PROPERTY IS NOT IN THE SHORELAND ZONE, IS NOT A GREAT POND OF AT LEAST 10 ACRES AND SHOULD NOT BE CODED AS SUCH. WISCASSET CHANGING TO RURAL ZONE. ADJUSTED HOUSE GRADE FROM 100 TO 110						1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose			Fract. Acre		Acres/Sites						
						Validity 1 Arms Length Sale											
						Verified 5 Public Record											
						1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.											
												21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres			20	1.00	100
									21	1.00	100	%	0	37.Softwood			
									28	1.00	100	%	0	38.Mixed Wood			
															39.Hardwood		
															40.Wasteland		
															41.CAMP SITE		
															42.Mobile Home Si		
															43.Condo Site		
															44.Site Improveve		
															45.CAMP SITE		
															46.PAVING/00		

# WISCASSET

Map Lot R07-001-B


Account 2318

Location 114 BIRCH POINT ROAD

Card 1

Of 1

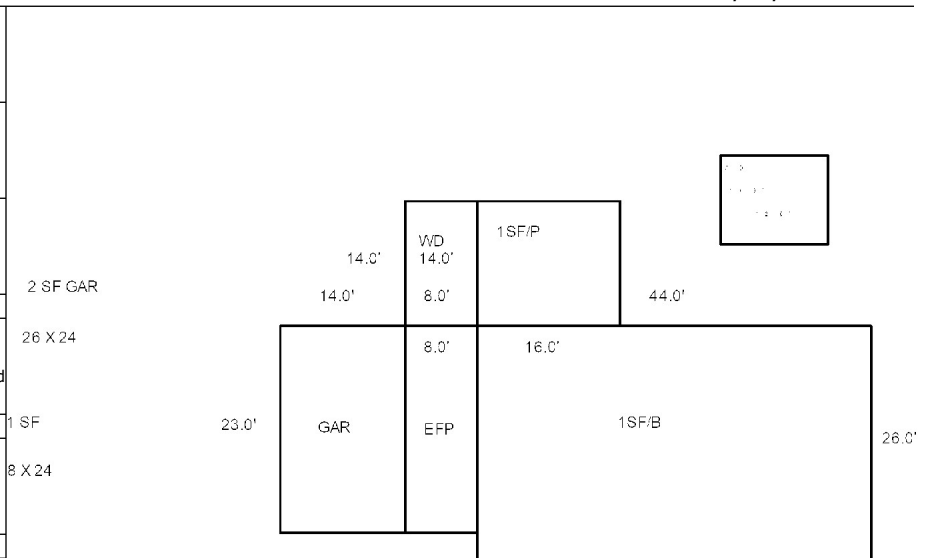
9/26/2024

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>2</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1144</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>5 Above Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1960</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>2003</b>	# Addn Fixtures <b>1</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/22/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	0	322	0 0	0	0 %	100 %		1.ONE STORY FRAM
22 Encl Frame Porch	0	184	0 0	0	0 %	100 %		2.TWO STORY FRAM
1 ONE STORY	2006	224	0 0	0	0 %	95 %		3.THREE STORY FR
68 Wood Deck	2006	112	0 0	0	0 %	0 %		4.1 & 1/2 STORY
21 Open Frame	0	18	0 0	0	0 %	0 %		5.1 & 3/4 STORY
87 FIN APT/1 ST	2009	624	3 100	4	0 %	100 %		6.2 & 1/2 STORY
22 Encl Frame Porch	2010	192	3 100	4	0 %	95 %		21.Open Frame Por
68 Wood Deck	2017	120	2 100	4	0 %	100 %		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot R07-002			Account 900			Location BIRCH POINT ROAD			Card 1 Of 1			9/26/2024				
CHEWONKI FOUNDATION, INC. 485 CHEWONKI NECK ROAD WISCASSET ME 04578						Property Data			Assessment Record							
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total			
						Tree Growth Year 0			2011	670,700	0	670,700	0			
						FARM LAND YEAR 0			2012	670,700	0	670,700	0			
						OPEN SPACE YEAR 0			2013	670,700	0	670,700	0			
B4032P269 B4034P312 B4841P160						Zone/Land Use 11 SHORE RES PROTEC			2014	670,700	0	670,700	0			
Previous Owner STETSON, THOMAS B.,TRUSTEE OMEGA TRUST						Secondary Zone			2015	670,700	0	670,700	0			
									2016	670,700	0	670,700	0			
5 WEST STREET BATH ME 04530 Sale Date: 8/01/2008						Topography 2 Rolling			2017	670,700	0	670,700	0			
Previous Owner STETSON, THOMAS B.,ANNE T. & ETHAN						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	670,700	0	670,700	0			
						Utilities 9 NoWater/NoSewer			2019	670,700	0	670,700	0			
5 WEST STREET BATH ME 04530						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	670,700	0	670,700	0			
						Street 1 Paved			2021	670,700	0	670,700	0			
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	670,700	0	670,700	0			
						TREE GROWTH PLAN 0			2023	838,300	0	838,300	0			
Inspection Witnessed By:						CONSERV EASE 0			2024	838,300	0	838,300	0			
						Sale Data										
X						Sale Date 8/01/2008										
No./Date						Price 250,000										
Description						Sale Type 1 Land Only										
						1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.										
						Financing 9 Unknown										
						1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown										
Notes:						Validity 1 Arms Length Sale										
						1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose										
						Verified 5 Public Record										
						1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.										

**WISCASSET**

Map Lot R07-002

Account 900

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 <b>100%</b>			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 <b>0%</b>			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 <b>4 Unoccupied</b>		
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 <b>5 Estimate</b>		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected 2/06/2007								
<b>Additions, Outbuildings &amp; Improvements</b>								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 R07-002-A

Account 901

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 <b>100%</b>			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 <b>0%</b>			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 <b>4 Unoccupied</b>			1.Interior 4.Vacant 7.		
Wet Basement			1.Refusal 5.Estimate 8.			2.Encroach 8.Other 9.		
1.Dry	4.	7.	Information Code <b>5 Estimate</b>			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 2/06/2007								
<b>Additions, Outbuildings &amp; Improvements</b>								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 R07-003

Account 902

Location 160 BIRCH POINT ROAD

Card 1 Of 1 9/26/2024

WILLIAMS ASSOCIATES LLC.  
20 JOHNSON LANE  
WESTPORT ISLAND ME 04578

B5950P241

Previous Owner  
GRANT, WILLIAM E

6178 E 85TH STREET  
NEWAYGO MI 49337 8635  
Sale Date: 10/21/2022

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

9/6/2024 new hse complete w/ owners(Confused about why we are there).  
'24 1.70 ACRES TO NEW LOT 3A( THERE APPEARS TO BE 1+-ACRES LEFT.  
6/6/23 NO ONE AROUND- ALL OLD BUILDINGS GONE -MVR. M&L NEW HSE START.

WISCASSET

### Property Data

Neighborhood <b>109 SOUTHEAST</b>		
Tree Growth Year <b>0</b>		
FARM LAND YEAR <b>0</b>		
OPEN SPACE YEAR <b>0</b>		
Zone/Land Use <b>21 RURAL</b>		
Secondary Zone		
Topography <b>2 Rolling</b>		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities <b>4 Drilled Well 6 Septic System</b>		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street <b>1 Paved</b>		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN <b>0</b>		
CONSERV EASE <b>0</b>		
<b>Sale Data</b>		
Sale Date <b>10/21/2022</b>		
Price <b>67,000</b>		
Sale Type <b>2 Land &amp; Buildings</b>		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing <b>9 Unknown</b>		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity <b>1 Arms Length Sale</b>		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified <b>5 Public Record</b>		
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	38,500	43,300	0	81,800
2012	38,500	43,300	0	81,800
2013	38,500	43,300	0	81,800
2014	38,500	43,300	0	81,800
2015	38,500	43,300	0	81,800
2016	38,500	43,300	0	81,800
2017	38,500	43,300	0	81,800
2018	38,500	43,300	0	81,800
2019	38,500	43,300	0	81,800
2020	38,500	43,300	0	81,800
2021	38,500	43,300	0	81,800
2022	38,500	43,300	0	81,800
2023	48,100	36,700	0	84,800
2024	45,600	146,700	0	192,300

### 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
				%		<b>Acres</b>
				%		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
		<b>Total Acreage</b>		1.10		

# WISCASSET

Map Lot R07-003


Account 902

Location 160 BIRCH POINT ROAD

Card 1

Of 1

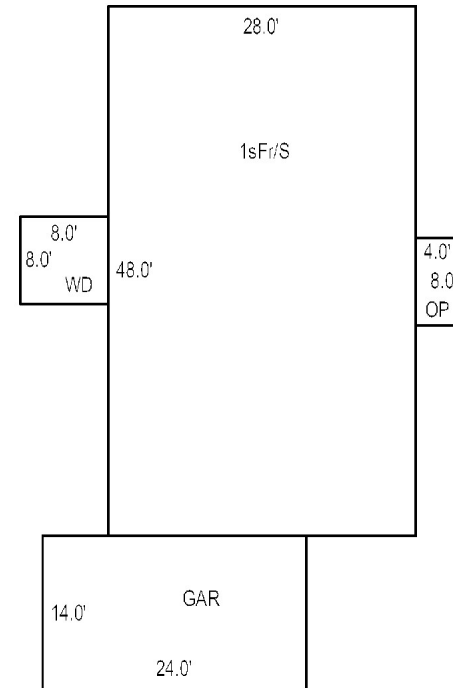
9/26/2024

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1344</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>0</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>0</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>2022</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>5 Concrete Slab</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>9 No Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>9 No Basement</b>		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 <b>2 Relative</b>
		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	
21 Open Frame	0	32	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	0	64	0 0	0	0 %	0 %		2.TWO STORY FRAM
23 Frame Garage	0	336	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



COMISKY(TRUSTEE), BRIAN REVOCABLE TRUST OF BRIAN COMINSKY 164 BEACH 122 STREET APT 2A ROCKAWAY PARK NY 11694  B6060P17			Property Data			Assessment Record						
			Neighborhood    109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year    0			2024	47,100	0	0	47,100		
			FARM LAND YEAR									
			OPEN SPACE YEAR									
			Zone/Land Use    21 RURAL									
			Secondary Zone									
			Topography    2 Rolling									
			1.Level                      4.Below St                      7.Steep 2.Rolling                      5.Low                      8.Rough 3.Above St                      6.Swampy                      9.									
			Utilities  1.Public                      4.Dr Well                      7.Cesspool 2.Water                      5.DUG/LAKE                      8. 3.Sewer                      6.Septic                      9.None									
Inspection Witnessed By:   X <div><div>No./Date</div><div>Description</div><div>Date Insp.</div></div>			Street    1 Paved  1.Paved                      4.Proposed                      7. 2.Semi Imp                      5.Private                      8. 3.Gravel                      6.Pub Eas                      9.NoStreet			Land Data						
			TREE GROWTH PLAN    0			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 <b>Acres</b> 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									
			Sale Date    11/22/2023									
			Price    75,000									
			Sale Type    1 Land Only									
			1.Land                      4.Mobile                      7. 2.L & B                      5.Other                      8. 3.Building                      6.                      9.			Square Foot  16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite	Square Feet					
			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.			Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A <b>Acres</b> 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2	Acreage/Sites								
				20	1.00	100	%   0					
				21	1.00	100	%   0					
				28	0.70	100	%   0					
Notes: '24 NEW LOT 1.70 ACRES FROM LOT 3						Total Acreage		1.70				

WISCASSET

**WISCASSET**

Map Lot R07-003A

Account 2797

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 <b>100%</b>			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 <b>0%</b>			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 <b>0</b>		
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 <b>0</b>					
Date Inspected			1.Owner 4.Agent 7.			2.Relative 5.Estimate 8.		
			2.Relative 5.Estimate 8.			3.Tenant 6.Other 9.		
<b>Additions, Outbuildings &amp; Improvements</b>								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	R07-005	Account	903	Location	198 BIRCH POINT ROAD	Card	1	Of	1	9/26/2024			
SPEAR, KARL E SPEAR, CHELSEA 198 BIRCH POINT ROAD WISCASSET ME 04578  B6034P29				<b>Property Data</b>		<b>Assessment Record</b>							
				Neighborhood	109 SOUTHEAST	Year	Land	Buildings	Exempt	Total			
				Tree Growth Year	0	2011	41,100	101,500	0	142,600			
				FARM LAND YEAR	0	2012	41,100	101,500	0	142,600			
				OPEN SPACE YEAR	0	2013	41,100	101,500	0	142,600			
Previous Owner TURNER, SANDRA L 11 E. HOUGHTON ST.  MADISON ME 04950 Sale Date: 9/05/2023				Zone/Land Use	21 RURAL	2014	41,100	76,500	0	117,600			
				Secondary Zone		2015	41,100	76,500	0	117,600			
						2016	41,100	76,500	0	117,600			
				Topography	2 Rolling	2017	41,100	114,900	0	156,000			
				1.Level	4.Below St	7.Steep	2018	41,100	114,900	0	156,000		
Previous Owner ROBERTS, LEOLA BETH ROBERTS, CORRIE MELLOR 1619 ALNA ROAD ALNA ME 04535 Sale Date: 8/30/2019				2.Rolling	5.Low	8.Rough	2019	41,100	114,900	0	156,000		
				3.Above St	6.Swampy	9.	2020	41,100	109,300	0	150,400		
				Utilities	4 Drilled Well	3 Public Sewer	2021	41,100	129,000	0	170,100		
				1.Public	4.Dr Well	7.Cesspool	2022	41,100	129,000	0	170,100		
				2.Water	5.DUG/LAKE	8.	2023	51,400	161,300	0	212,700		
Previous Owner ECKERT JR., LAWRENCE H J/T ECKERT, SHERI D  WISCASSET ME 04578 Sale Date: 2/01/2019				3.Sewer	6.Septic	9.None	2024	51,400	161,300	0	212,700		
				Street	1 Paved	<b>Land Data</b>							
				1.Paved	4.Proposed	7.	<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
				2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code	
				3.Gravel	6.Pub Eas	9.NoStreet		11.Regular Lot				%	
				TREE GROWTH PLAN		0		12.Delta Triangle				%	
				CONSERV EASE		0		13.Nabla Triangle				%	
Inspection Witnessed By:  <div> <div>X</div> <div>Date</div> </div>				<b>Sale Data</b>		14.Rear Land	<b>Square Foot</b>	<b>Square Feet</b>					30.Rear 20+
				Sale Date	9/05/2023	15.Front Foot							31.Waterfront Rea
				Price	318,000								32.Open Space
				Sale Type	2 Land & Buildings								33.RestrictEsm
				1.Land	4.Mobile	7.							34.PASTURE 1
Notes: 6/16/21 NAH ADJ COND A LITTLE FOR SOME INT REMOD, REPLACE WD 5/14/20 NAH EST NC '20 Per info from new buyer this house is not a two family and there is no garage.Adjust '17 HSE LIVED IN ADJUST LIST AND CONDITION 2005-MET WITH BILL COSSETTE REGARDING THIS PROPERTY. ONE OF THE APT. UNITS IS NOT INHABITABLE, WITH NO FURNACE, NO BATH, NO KITCHEN. HOUSE WISCASSET 1 STORY FRAME - LEFT AT 1 3/4 STORIES AND ADDED A 3/4 ATTIC				2.L & B	5.Other	8.	<b>Fract. Acre</b>	<b>Acreage/Sites</b>					35.HORTICULTURAL-
				3.Building	6.	9.		20	1.00	100	%	0	36.Pasture 3
				Financing	9 Unknown			21	1.00	100	%	0	37.Softwood
				1.Convent	4.Seller	7.		28	2.40	100	%	0	38.Mixed Wood
				2.FHA/VA	5.Private	8.							39.Hardwood
				3.Assumed	6.Cash	9.Unknown	<b>Acres</b>						40.Wasteland
				Validity	1 Arms Length Sale								41.CAMP SITE
				1.Valid	4.Split	7.Renovate							42.Mobile Home Si
				2.Related	5.Partial	8.Other							43.Condo Site
				3.Distress	6.Exempt	9.Foreclose							44.Site Improve
				Verified	5 Public Record		24.Base Waterfron	<b>Total Acreage</b>		3.40			45.CAMP SITE
				1.Buyer	4.Agent	7.Family	25.Shallow WF Siz						46.PAVING/00
				2.Seller	5.Pub Rec	8.Other	26.Base Water Inf						
				3.Lender	6.MLS	9.	27.Influence W Si						
							28.Rear Land 1-10						
							29.Rear Land 11-2						

# WISCASSET

Map Lot R07-005

Account 903

Location 198 BIRCH POINT ROAD

Card 1 Of 1 9/26/2024

Building Style			<b>1 Conventional</b>			SF Bsmt Living			<b>0</b>			Layout			<b>1 Typical</b>											
1.Conv.			5.Colonial			9.Other			Fin Bsmt Grade			<b>0 0</b>			1.Typical			4.			7.					
2.Ranch			6.Split			10.Double			HEARTH			<b>0</b>			2.Inadeq			5.			8.					
3.R Ranch			7.Mod/Cont			11.Multi			Heat Type			<b>50%</b>			<b>1 Hot Water BB</b>			3.			6.			9.		
4.Cape			8.Log			12.Cot.			1.HWBB			5.FWA			9.No Heat			Attic			<b>3 3/4 Finished</b>					
Dwelling Units			<b>1</b>						2.HWCI			6.GravWA			10.			1.1/4 Fin			4.Full Fin			7.		
Other Units			<b>0</b>						3.H Pump			7.Electric			11.			2.1/2 Fin			5.F/Stair			8.		
Stories			<b>5 One &amp; 3/4 Story</b>						4.Steam			8.F/Wall			12.			3.3/4 Fin			6.			9.None		
1.1			4.1.5			7.			Cool Type			<b>0%</b>			<b>9 None</b>			Insulation			<b>1 Full</b>					
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			<b>8 ALUM/VINYL</b>						3.H Pump			6.			9.None			3.Capped			6.			9.None		
1.CLAP			5.T-111			9.OTHER			Kitchen Style			<b>2 TYPICAL</b>						Unfinished %			<b>10%</b>					
2.WD SH			6.BR/STONE			10.			1.GOOD			4.Obsolete			7.			Grade & Factor			<b>3 Average 105%</b>					
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			<b>1 Asphalt Shingles</b>						Bath(s) Style			<b>2 TYPICAL</b>						3.C Grade			6.AA Grade			9.Same		
1.Asphalt			4.Composit			7.			1.GOOD			4.Obsolete			7.			SQFT (Footprint)			<b>1200</b>					
2.Slate			5.Wood			8.			2.TYPICAL			5.			8.			Condition			<b>5 Above Average</b>					
3.Metal			6.Other			9.			3.Old Type			6.			9.None			1.Poor			4.Avg			7.V G		
SF Masonry Trim			<b>0</b>						# Rooms			<b>14</b>						2.Fair			5.Avg+			8.Exc		
OPEN-3-CUSTOM			<b>0</b>						# Bedrooms			<b>6</b>						3.Avg-			6.Good			9.Same		
OPEN-4-CUSTOM			<b>0</b>						# Full Baths			<b>1</b>						Phys. % Good			<b>0%</b>					
Year Built			<b>1900</b>						# Half Baths			<b>0</b>						Funct. % Good			<b>100%</b>					
Year Remodeled			<b>0</b>						# Addn Fixtures			<b>1</b>						Functional Code			<b>9 None</b>					
Foundation			<b>2 Concrete Block</b>						# Fireplaces			<b>0</b>						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			<b>100%</b>					
Basement			<b>4 Full Basement</b>															Economic Code			<b>None</b>					
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			<b>2</b>															Entrance Code			<b>5 Estimated</b>					
Wet Basement			<b>3 Wet Basement</b>															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			<b>5 Estimate</b>					

TRIO

Software

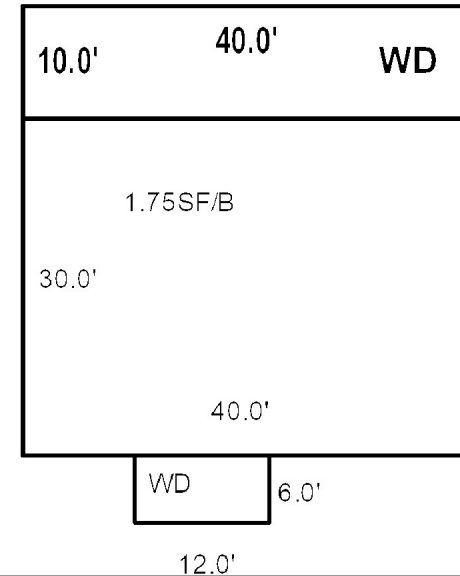
A Division of Harris Computer Systems

Date Inspected 2/06/2007

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
68 Wood Deck	1985	72	3 100	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	2020	400	3 100	4	0 %	100 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED 10X12



Map Lot		R07-006	Account	904	Location	224 BIRCH POINT ROAD		Card	1	Of	1	9/26/2024				
SALVITTI, VINCENT F 224 BIRCH POINT ROAD WISCASSET ME 04578					Property Data		Assessment Record									
					Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total				
					Tree Growth Year 0			2011	36,800	168,100	0	204,900				
					FARM LAND YEAR 0			2012	36,800	168,100	0	204,900				
					OPEN SPACE YEAR 0			2013	36,800	168,100	10,000	194,900				
B5916P310					Zone/Land Use 21 RURAL		2014	36,800	168,100	10,000	194,900					
Previous Owner ROUNTREE, JIMMY D ROUNTREE, LAURIE L 224 BIRCH POINT ROAD WISCASSET ME 04578 Sale Date: 8/02/2022					Secondary Zone		2015	36,800	168,100	10,000	194,900					
							2016	36,800	168,100	15,000	189,900					
					Previous Owner HAMILTON, CHARLES C.  224 BIRCH POINT ROAD WISCASSET ME 04578 Sale Date: 1/09/2018					Topography 4 Below Street		2017	36,800	168,100	20,000	184,900
1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	36,800						168,100	0	204,900				
Utilities 2 Public Water 3 Public Sewer			2019	36,800						168,100	0	204,900				
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	36,800						168,100	31,000	173,900				
Street 1 Paved			2021	36,800						168,100	31,000	173,900				
1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	36,800						168,100	29,760	175,140				
TREE GROWTH PLAN 0			2023	46,000						210,200	0	256,200				
CONSERV EASE 0			2024	46,000						210,200	25,000	231,200				
Inspection Witnessed By:										Land Data						
										Front Foot  11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence	
Frontage	Depth	Factor	Code													
		%														
		%														
		%														
X					Square Foot  16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Square Feet								
										%						
		%														
		%														
		%														
Notes: 2002-FORMER OWNER: PATTI DAVIGNON PREVIOUS BK2234 PG42 2003-FORMER OWNER: KRISTIN DOTY & MARC DURNIN BK2727 PG209, sold for \$189,000 in 2002. 08/07/08-Called and said moved to Boothbay. Remove homestead and vet. ex. in 2009. 2009-Called after recieving bill to say that Wiscasset is still the homestead property. 2012-Previous owner: William & Jacqueline Weare BK2870 WISCASSET					Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2			Acreage/Sites								
								20	1.00	100	%	0				
								21	1.00	100	%	0				
								28	0.24	100	%	0				
											%					
					No./Date					Description		Date Insp.				
															%	
															%	
															%	
															%	
Sale Date					8/02/2022											
									%							
									%							
									%							
									%							
Price					435,000											
									%							
									%							
									%							
									%							
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.											
									%							
									%							
									%							
									%							
Total Acreage					1.24											
									%							
									%							
									%							
									%							


# WISCASSET

Map Lot R07-006

Account 904

Location 224 BIRCH POINT ROAD

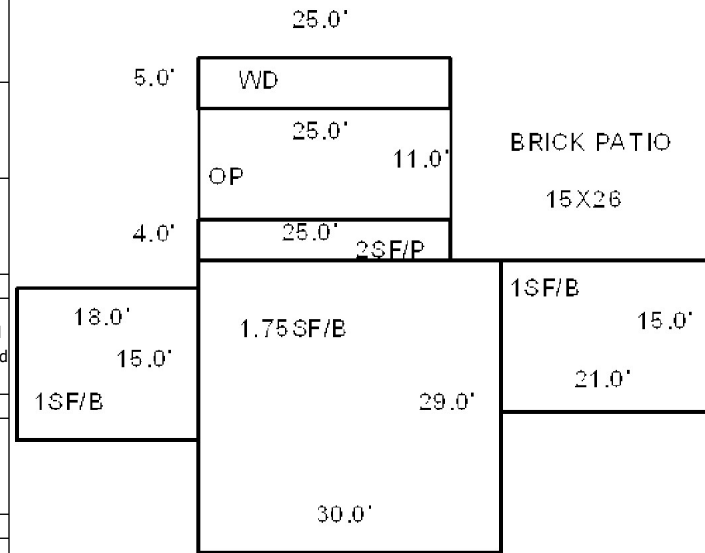
Card 1 Of 1 9/26/2024

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>192</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>2 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>5 One &amp; 3/4 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>2 WOOD SHINGLE</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>1 GOOD</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>1 GOOD</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>870</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>6 Good</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>7</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>4</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1929</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>2 Concrete Block</b>	# Fireplaces <b>1</b>	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 <b>100%</b>
Basement <b>1 1/4 Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>3 Wet Basement</b>		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 <b>1 Owner</b>
		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	
11 1	0	315	0 0	0	0 %	0 %		1.ONE STORY FRAM
11 1	0	270	0 0	0	0 %	0 %		2.TWO STORY FRAM
21 Open Frame	1980	275	0 100	0	0 %	100 %		3.THREE STORY FR
68 Wood Deck	1980	125	0 100	0	0 %	100 %		4.1 & 1/2 STORY
23 Frame Garage	1965	352	2 100	3	0 %	100 %		5.1 & 3/4 STORY
2 TWO STORY	0	100	0 0	0	0 %	0 %		6.2 & 1/2 STORY
57 Brick Deck	1980	390	3 100	4	0 %	100 %		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



GARAGE 22X16



Map Lot   R07-007

Account   2002

Location   BIRCH POINT ROAD

Card   1   Of   1   9/26/2024

GROVER, ROBERT C

WISCASSET ME 04578

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

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

64,300

0

0

64,300

2012

64,300

0

0

64,300

2013

64,300

0

0

64,300

2014

64,300

0

0

64,300

2015

64,300

0

0

64,300

2016

64,300

0

0

64,300

2017

64,300

0

0

64,300

2018

64,300

0

0

64,300

2019

64,300

0

0

64,300

2020

64,300

0

0

64,300

2021

64,300

0

0

64,300

2022

64,300

0

0

64,300

2023

80,400

0

0

80,400

2024

80,400

0

0

80,400

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

28

10.00

100

%

0

Acres

29

8.00

100

%

0

24.Base Waterfron

%

25.Shallow WF Siz

%

26.Base Water Inf

%

27.Influence W Si

%

28.Rear Land 1-10

%

29.Rear Land 11-2

%

Total Acreage   19.00

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

WISCASSET

**WISCASSET**

Map Lot R07-007

Account 2002

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 <b>100%</b>			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 <b>0%</b>			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 <b>0</b>		
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 <b>0</b>					
Date Inspected			1.Owner 4.Agent 7.			2.Relative 5.Estimate 8.		
			2.Relative 5.Estimate 8.			3.Tenant 6.Other 9.		
<b>Additions, Outbuildings &amp; Improvements</b>								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   R07-007-A

Account   905

Location   BIRCH POINT ROAD

Card   1   Of   1   9/26/2024

GROVER, TIMOTHY E  
P.O. BOX 4387  
MEDFORD OR 97501

B1820P222

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   **4 Below Street**

1.Level   4.Below St   7.Steep

2.Rolling   5.Low   8.Rough

3.Above St   6.Swampy   9.

Utilities   **9 NoWater/NoSewer**

1.Public   4.Dr Well   7.Cesspool

2.Water   5.DUG/LAKE   8.

3.Sewer   6.Septic   9.None

Street   **1 Paved**

1.Paved   4.Proposed   7.

2.Semi Imp   5.Private   8.

3.Gravel   6.Pub Eas   9.NoStreet

TREE GROWTH PLAN   **0**

CONSERV EASE   **0**

Sale Data

Sale Date

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

59,300

0

0

59,300

2012

59,300

0

0

59,300

2013

59,300

0

0

59,300

2014

59,300

0

0

59,300

2015

59,300

0

0

59,300

2016

59,300

0

0

59,300

2017

59,300

0

0

59,300

2018

59,300

0

0

59,300

2019

59,300

0

0

59,300

2020

59,300

0

0

59,300

2021

59,300

0

0

59,300

2022

59,300

0

0

59,300

2023

74,100

0

0

74,100

2024

74,100

0

0

74,100

Land Data

Front Foot

Type

Effective

Frontage

Depth

Influence

Factor

Code

Influence Codes

11.Regular Lot

%

1.Open Space

12.Delta Triangle

%

2.Neighborhood A

13.Nabla Triangle

%

3.Topography

14.Rear Land

%

4.Size/Shape

15.Front Foot

%

5.Access

%

6.Restriction

%

7.Corner/Locatio

%

8.View/Environ

%

9.Fract Share

%

Acres

%

30.Rear 20+

%

31.Waterfront Rea

%

32.Open Space

%

33.RestrictEsm

%

34.PASTURE 1

%

35.HORTICULTURAL-

%

36.Pasture 3

%

37.Softwood

%

38.Mixed Wood

%

39.Hardwood

%

40.Wasteland

%

41.CAMP SITE

%

42.Mobile Home Si

%

43.Condo Site

%

44.Site Improve

%

45.CAMP SITE

%

46.PAVING/00

Square Foot

Square Feet

16.Regular Lot

%

17.Secondary Site

%

18.Secondary Site

%

19.Condominium

%

20.Base Homesite

%

Fract. Acre

Acreage/Sites

21.HS Size Adj

20

1.00

100

%

0

22.Base Waterfron

21

1.00

100

%

0

23.Deep WF Size A

10.00

100

%

0

Acres

28

3.00

100

%

0

24.Base Waterfron

%

25.Shallow WF Siz

%

26.Base Water Inf

%

27.Influence W Si

%

28.Rear Land 1-10

%

29.Rear Land 11-2

%

Total Acreage   14.00

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

2005-CORRECTED THIS PROPERTY TO 14 ACRES PER SOULE'S OFFICE AND DEED 1820-222. THE REMAINING 19 ACRES BELONGS TO FATHER, ROBERT.

WISCASSET


**WISCASSET**

Map Lot R07-007-A

Account 905

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 <b>100%</b>			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 <b>0%</b>			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 <b>5 Estimated</b>		
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 <b>5 Estimate</b>					
			1.Owner 4.Agent 7.					
			2.Relative 5.Estimate 8.					
			3.Tenant 6.Other 9.					

Date Inspected 2/06/2007

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 R07-008			Account 906			Location 32 JB'S WAY			Card 1 Of 1			9/26/2024			
BRYANT, THOMAS E BRYANT, KATHLEEN M WISCASSET ME 04578						<b>Property Data</b>			<b>Assessment Record</b>						
						Neighborhood <b>109 SOUTHEAST</b>			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year <b>0</b>			2011	46,300	299,400	10,000	335,700		
						FARM LAND YEAR <b>0</b>			2012	50,100	299,400	0	349,500		
						OPEN SPACE YEAR <b>0</b>			2013	50,100	299,400	10,000	339,500		
B4413P300						Zone/Land Use <b>21 RURAL</b>			2014	50,100	445,800	10,000	485,900		
Previous Owner BAILEY JR., JOHN E. 32 JB'S WAY						Secondary Zone			2015	50,100	448,100	10,000	488,200		
									2016	50,100	448,100	15,000	483,200		
WISCASSET ME 04578						Topography <b>2 Rolling</b>			2017	50,100	448,100	20,000	478,200		
Sale Date: 6/24/2011									2018	50,100	374,900	20,000	405,000		
Previous Owner AMES, JOHN A.						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2019	50,100	374,900	20,000	405,000		
						Utilities <b>1 All Public</b>			2020	50,100	374,900	25,000	400,000		
PO BOX 221 WISCASSET ME 04578 Sale Date: 9/25/2003						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	50,100	374,900	25,000	400,000		
									2022	50,100	374,900	24,000	401,000		
						Street <b>5 Private</b>			2023	62,600	468,700	25,000	506,300		
									2024	62,600	468,700	25,000	506,300		
Inspection Witnessed By:						<b>Land Data</b>									
						<b>Front Foot</b>		<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>		
11.Regular Lot		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>										
12.Delta Triangle				%		1.Open Space									
13.Nabla Triangle				%		2.Neighborhood A									
14.Rear Land				%		3.Topography									
15.Front Foot				%		4.Size/Shape									
				%		5.Access									
				%		6.Restriction									
				%		7.Corner/Locatio									
		<b>Square Feet</b>				8.View/Environ									
				%		9.Fract Share									
				%		<b>Acres</b>									
				%		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									
		<b>Total Acreage 7.90</b>				44.Site Improve									
						45.CAMP SITE									
						46.PAVING/00									
Notes: '15 W/ Mr. Upstairs of garage (u) add 2 plumbing fixtures. 2003-FORMER OWNER PRISCILLA AMES BK2096 PG298 TO JOHN AMES 2004-PREVIOUS OWNER: JOHN AMES BK3004 PG269 2005--NEW HOUSE. THIRD BATH NOT STARTED AND HOUSE ONLY 70% COMPLETE. CHECK IN 2006. 2006-SOLD 4 ACRES AND WAREHOUSE AND 2 MOBILE HOMES TO AL COHEN, NOW LOT 8A, RETAINED 7 ACRES. WITH 50' R/W. WISCASSET						<b>Validity</b> <b>1 Arms Length Sale</b>									
						1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose									
WISCASSET JB's Subdivision Plan 2012-Former owner: John Bailey Jr. Book 3167 Page 133 who						<b>Verified</b> <b>1 Buyer</b>									
						1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.									

# WISCASSET

Map Lot R07-008


Account 906

Location 32 JB'S WAY

Card 1

Of 1

9/26/2024

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>939</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>2 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 100%</b>
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 <b>3 Sheet Metal</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>2170</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>3</b>	Phys. % Good <b>0%</b>
Year Built <b>2004</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>2</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

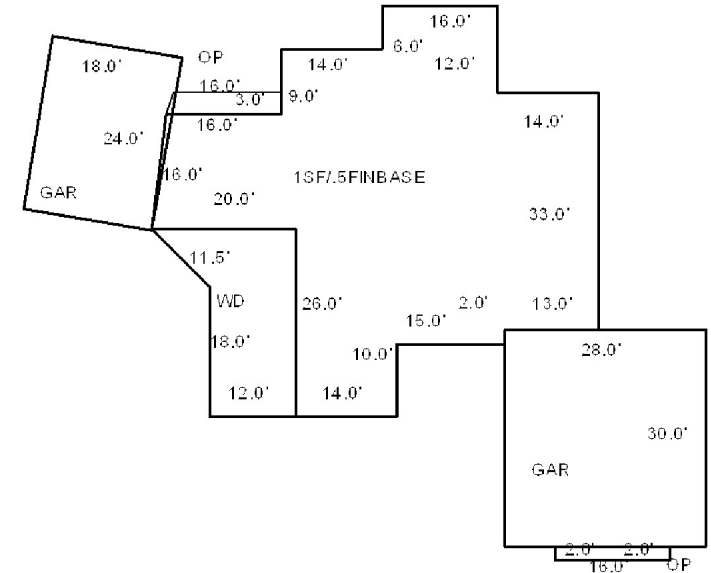
Date Inspected 3/09/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
31 OPEN	2004	53	4 100	0	0 %	100 %		1.ONE STORY FRAM
23 Frame Garage	0	840	0 0	0	0 %	100 %		2.TWO STORY FRAM
23 Frame Garage	0	432	0 0	0	0 %	100 %		3.THREE STORY FR
21 Open Frame	0	64	0 0	0	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	0	404	0 0	0	0 %	100 %		5.1 & 3/4 STORY
24 Frame Shed	1998	72	3 100	0	0 %	100 %		6.2 & 1/2 STORY
21 Open Frame	2004	24	3 100	0	0 %	0 %		21.Open Frame Por
24 Frame Shed	2004	96	3 100	0	0 %	0 %		22.Encl Frame Por
79 2 STORY	2014	2880	4 100	5	0 %	50 %		23.Frame Garage
					%	%		24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic

PLAYHOUSE 12X6

PLAYHOUSE 12X8






# WISCASSET

Map Lot R07-008-A

Account 2027

Location 264 BIRCH POINT ROAD

Card 1 Of 2 9/26/2024

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical	4.	7.
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq	5.	8.
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type <b>100%</b>			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 <b>0%</b>			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 <b>1 Interior Inspect</b>					
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 <b>4 Agent</b>					
			1.Owner			4.Agent	7.	
			2.Relative			5.Estimate	8.	
			3.Tenant			6.Other	9.	

Date Inspected 1/06/2007

## 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





# WISCASSET


Map Lot R07-008-A

Account 2027

Location 2 JB'S WAY

Card 2 Of 2

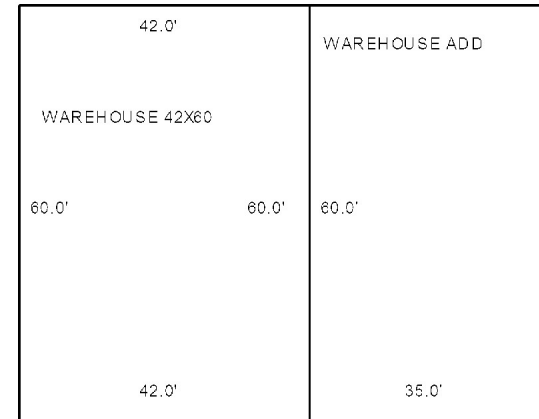
9/26/2024

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 <b>100%</b>	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 <b>0%</b>	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 <b>0</b>
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 <b>0</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/06/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
267 WAREHOUSE	1997	2520	3 100	4	0 %	50 %		1.ONE STORY FRAM
267 WAREHOUSE	2014	2100	3 100	4	0 %	50 %		2.TWO STORY FRAM
24 Frame Shed	0				%	%	2,500	3.THREE STORY FR
24 Frame Shed	0				%	%	2,500	4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



BOXTRAILER SHED 40X8



Map Lot R07-009			Account 907			Location BIRCH POINT ROAD			Card 1 Of 1			9/26/2024						
WRIGHT, ANN WISCASSET ME 04578						Property Data			Assessment Record									
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total					
						Tree Growth Year 0			2011	56,300	0	0	56,300					
						FARM LAND YEAR 0			2012	56,300	0	0	56,300					
						OPEN SPACE YEAR 0			2013	56,300	0	0	56,300					
B4643P94 B4931P206						Zone/Land Use 21 RURAL			2014	56,300	0	0	56,300					
Previous Owner DICKSON, PRISCILLA S. (HEIRS) 366 BIRCH POINT ROAD						Secondary Zone			2015	56,300	0	0	56,300					
									2016	56,300	0	0	56,300					
WISCASSET ME 04578 Sale Date: 3/25/2013						Topography 1 Level			2017	56,300	0	0	56,300					
									2018	56,300	0	0	56,300					
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2019	56,300	0	0	56,300					
						Utilities 9 NoWater/NoSewer			2020	56,300	0	0	56,300					
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	56,300	0	0	56,300					
									2022	56,300	0	0	56,300					
									2023	70,400	0	0	70,400					
Inspection Witnessed By:						Street 1 Paved			2024	70,400	0	0	70,400					
						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		Type	Effective		Influence		Influence Codes		
						CONSERV EASE 0						Frontage	Depth	Factor	Code			
						Sale Data								%				
						Sale Date 10/01/1995								%				
						Price 24,900								%				
						X						Date						
						No./Date	Description				Date Insp.							
Notes: 2013-Mrs. Dickson passed away February 26, 2013, leaving property to daughter, Ann Wright, per probate record BK4643 PG94.						Sale Data			Square Foot		Square Feet							
						1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.												
						Financing 9 Unknown												
						1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown												
						Validity 2 Related Parties												
						1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose			Fract. Acre		Acreage/Sites							
						Verified 5 Public Record												
						1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.												
WISCASSET						21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres		20 1.00 100 % 0 21 1.00 100 % 0 28 10.00 100 % 0		Total Acreage 11.00								

WISCASSET

**WISCASSET**

Map Lot R07-009

Account 907

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 <b>100%</b>			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 <b>0%</b>			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 <b>4 Unoccupied</b>		
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 <b>5 Estimate</b>					
Date Inspected			1.Owner 4.Agent 7.			2.Relative 5.Estimate 8.		
			3.Tenant 6.Other 9.					
<b>Additions, Outbuildings &amp; Improvements</b>								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    R07-010			Account    908			Location    288 BIRCH POINT ROAD			Card    1		Of    2		9/26/2024	
REGO, BEVERLY C (J/T) ELWELL, LARRY S C/O BEVERLY C. ELWELL WISCASSET ME 04578  B2559P236			<b>Property Data</b>			<b>Assessment Record</b>								
			Neighborhood <b>109 SOUTHEAST</b>			Year	Land	Buildings	Exempt	Total				
			Tree Growth Year <b>0</b>			2011	43,700	50,900	10,000	84,600				
			FARM LAND YEAR <b>0</b>			2012	43,700	50,900	10,000	84,600				
			OPEN SPACE YEAR <b>0</b>			2013	43,700	50,900	10,000	84,600				
			Zone/Land Use <b>21 RURAL</b>			2014	43,700	50,900	10,000	84,600				
			Secondary Zone			2015	43,700	50,900	10,000	84,600				
						2016	43,700	50,900	15,000	79,600				
			Topography <b>1 Level</b>			2017	43,700	50,900	20,000	74,600				
						1.Level            4.Below St        7.Steep 2.Rolling        5.Low            8.Rough 3.Above St      6.Swampy        9.			2018	43,700	50,900	20,000	74,600	
Utilities <b>4 Drilled Well    3 Public Sewer</b>						2019	43,700	50,900	20,000	74,600				
						2020	43,700	50,900	25,000	69,600				
1.Public            4.Dr Well        7.Cesspool 2.Water            5.DUG/LAKE    8. 3.Sewer            6.Septic        9.None						2021	43,700	50,900	25,000	69,600				
						Street <b>1 Paved</b>			2022	43,700	50,900	24,000	70,600	
			2023	54,600	63,600				25,000	93,200				
			1.Paved            4.Proposed        7. 2.Semi Imp        5.Private          8. 3.Gravel            6.Pub Eas        9.NoStreet			2024	54,600	63,600	25,000	93,200				
			<b>Land Data</b>											
			Inspection Witnessed By:			<b>Front Foot</b>		<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>	
<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>							<b>Code</b>					
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					
Date			<b>Square Foot</b>			<b>Square Feet</b>			9.Fract Share					
								%	<b>Acres</b>					
								%	30.Rear 20+					
								%	31.Waterfront Rea					
								%	32.Open Space					
No./Date			Description		Date Insp.			%	33.RestrictEsm					
								%	34.PASTURE 1					
								%	35.HORTICULTURAL-					
								%	36.Pasture 3					
								%	37.Softwood					
Notes:						20		1.00	100	%	0	38.Mixed Wood		
						21		1.00	100	%	0	39.Hardwood		
						28		3.70	100	%	0	40.Wasteland		
										%		41.CAMP SITE		
										%		42.Mobile Home Si		
2001 JOINT TENANCY WITH ELWELL    PREVIOUS BK1013 PG0160.    NEW MOBILE HOME IN 2001.										%		43.Condo Site		
										%		44.Site Improve		
										%		45.CAMP SITE		
										%		46.PAVING/00		
										%				
WISCASSET						<b>Total Acreage</b>		4.70						


# WISCASSET

Map Lot R07-010

Account 908

Location 288 BIRCH POINT ROAD

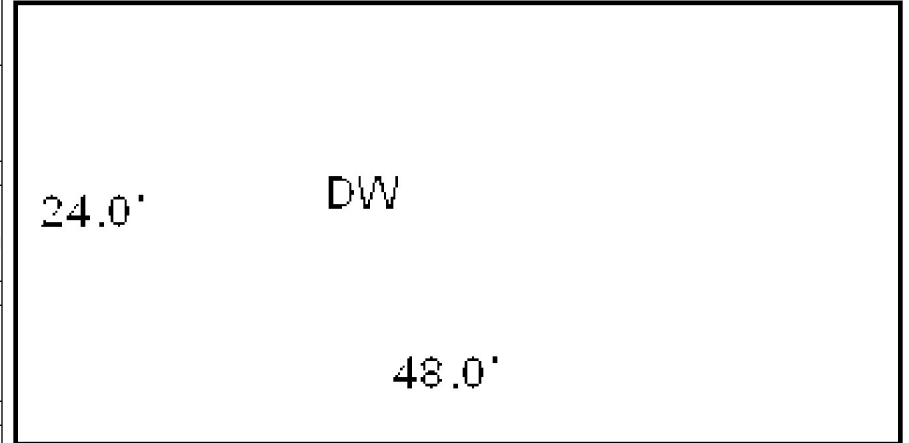
Card 1 Of 2 9/26/2024

Building Style <b>10 Double Wide</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>4 Minimal</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>2 Fair 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1152</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>2000</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>5 Concrete Slab</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>9 No Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>9 No Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/06/2007

## 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 R07-010

Account 908

Location 288A BIRCH POINT ROAD

Card 2 Of 2 9/26/2024

REGO, BEVERLY C (J/T)  
ELWELL, LARRY S  
C/O BEVERLY C. ELWELL  
WISCASSET ME 04578

B2559P236

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood <b>109 SOUTHEAST</b>			Year	Land	Buildings	Exempt	Total		
			2011	0	4,000	0	4,000		
Tree Growth Year <b>0</b>			2012	0	4,000	0	4,000		
FARM LAND YEAR <b>0</b>			2013	0	4,000	0	4,000		
OPEN SPACE YEAR <b>0</b>			2014	0	4,000	0	4,000		
Zone/Land Use <b>21 RURAL</b>			2015	0	4,000	0	4,000		
			2016	0	4,000	0	4,000		
Secondary Zone			2017	0	4,000	0	4,000		
Topography <b>1 Level</b>  1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	0	4,000	0	4,000		
			2019	0	4,000	0	4,000		
			2020	0	4,000	0	4,000		
Utilities <b>4 Drilled Well 6 Septic System</b>			2021	0	4,000	0	4,000		
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2022	0	4,000	0	4,000		
			2023	0	5,000	0	5,000		
			2024	0	5,000	0	5,000		
Street <b>1 Paved</b>  1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			Land Data						
			Front Foot  11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot	Type	Effective		Influence		Influence Codes
					Frontage	Depth	Factor	Code	
				%		1.Open Space			
				%		2.Neighborhood A			
				%		3.Topography			
				%		4.Size/Shape			
				%		5.Access			
				%		6.Restriction			
			%		7.Corner/Locatio				
Square Foot  16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite	Square Feet				8.View/Environ				
			%		9.Fract Share				
			%		Acres				
			%		30.Rear 20+				
			%		31.Waterfront Rea				
			%		32.Open Space				
			%		33.RestrictEsm				
			%		34.PASTURE 1				
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				35.HORTICULTURAL-				
			%		36.Pasture 3				
			%		37.Softwood				
			%		38.Mixed Wood				
			%		39.Hardwood				
			%		40.Wasteland				
			%		41.CAMP SITE				
			%		42.Mobile Home Si				
Total Acreage		0.00		43.Condo Site					
				44.Site Improveve					
				45.CAMP SITE					

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




# WISCASSET

Map Lot R07-010

Account 908

Location 288A BIRCH POINT ROAD

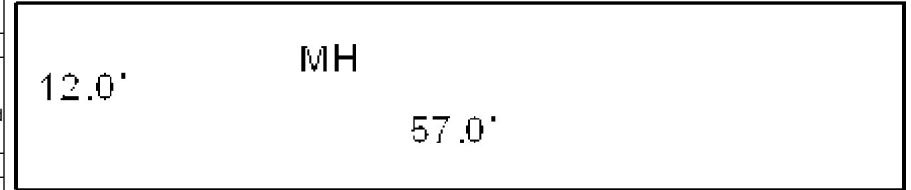
Card 2 Of 2 9/26/2024

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 <b>100%</b>	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 <b>0%</b>	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 <b>0</b>
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 <b>0</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/06/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
997 12' Mobile	1968	12x57	2 100	1	0 %	40 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic








# WISCASSET

Map Lot R07-011

Account 909

Location 294 BIRCH POINT ROAD

Card 1 Of 1 9/26/2024

Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>5 One &amp; 3/4 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>682</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>5 Above Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1910</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>3 Brick &amp;/or Stone</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>3 Wet Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/06/2007

## Additions, Outbuildings & Improvements

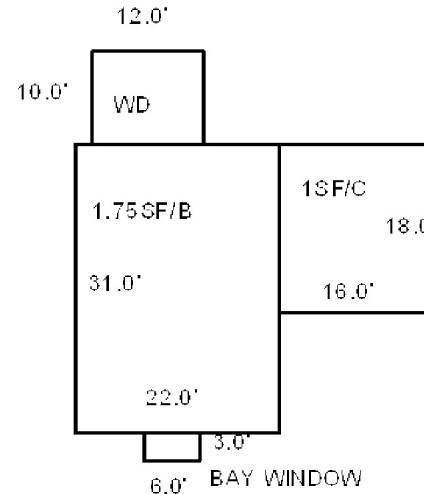
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	288	0 0	0	0 %	0 %	
25 Frame Bay	0	18	0 0	0	0 %	0 %	
68 Wood Deck	1990	120	3 100	3	0 %	100 %	
24 Frame Shed	1980	576	2 100	3	0 %	100 %	
24 Frame Shed	1980	288	2 100	3	0 %	100 %	
24 Frame Shed	1980	308	2 100	3	0 %	100 %	
24 Frame Shed	1980	117	2 100	3	0 %	100 %	
					%	%	
					%	%	
					%	%	

SHED 16X36

SHED 14X22

SHED 12X24

SHED 9X13



Map Lot    R07-011-A

Account    910

Location    300 BIRCH POINT ROAD

Card    1    Of    1    9/26/2024

JOHNSON, ERIC C  
JOHNSON, JOCELYN S  
WOOLWICH ME 04579

B1363P41

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

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    55,000    190,100    0    245,100

2012    55,000    190,100    0    245,100

2013    55,000    190,100    0    245,100

2014    55,000    190,100    0    245,100

2015    55,000    190,100    0    245,100

2016    55,000    190,100    0    245,100

2017    55,000    190,100    0    245,100

2018    55,000    190,100    0    245,100

2019    55,000    190,100    0    245,100

2020    55,000    190,100    0    245,100

2021    55,000    190,100    0    245,100

2022    55,000    190,100    0    245,100

2023    58,200    208,000    0    266,200

2024    58,200    208,000    0    266,200

Land Data

Front Foot

Type

Effective

Frontage

Depth

Influence

Factor

Code

Influence Codes

11.Regular Lot

12.Delta Triangle

13.Nabla Triangle

14.Rear Land

15.Front Foot

Square Foot

Square Feet

16.Regular Lot

17.Secondary Site

18.Secondary Site

19.Condominium

20.Base Homesite

Fract. Acre

21.HS Size Adj

22.Base Waterfron

23.Deep WF Size A

Acres

24.Base Waterfron

25.Shallow WF Siz

26.Base Water Inf

27.Influence W Si

28.Rear Land 1-10

29.Rear Land 11-2

Total Acreage

0.99

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 R07-011-A

Account 910

Location 300 BIRCH POINT ROAD

Card 1 Of 1 9/26/2024

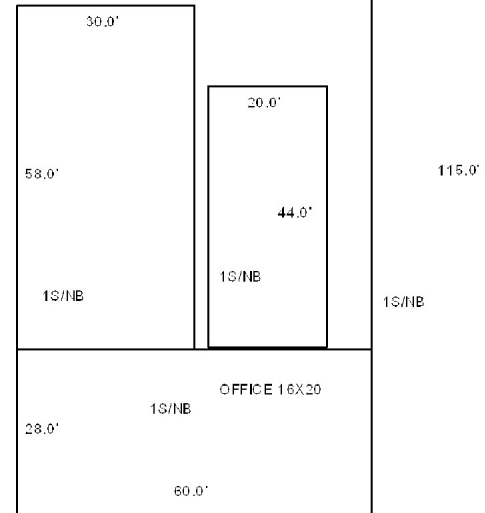
Building Style	SF Bsmt Living	Layout
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100%</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic
Dwelling Units	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full 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 <b>0%</b>	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 <b>1 Interior Inspect</b>
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 <b>4 Agent</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/16/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
242 MAN	1950	1680	2 100	3	0 %	100 %		1.ONE STORY FRAM
29 Finished Attic	0	320	2 100	3	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	0	144	2 100	3	0 %	100 %		3.THREE STORY FR
38 UA/Fr/B	1950	814	2 100	3	0 %	100 %		4.1 & 1/2 STORY
242 MAN	1996	1740	2 100	3	0 %	100 %		5.1 & 3/4 STORY
242 MAN	1996	880	2 100	3	0 %	100 %		6.2 & 1/2 STORY
261 WAREHOUSE	1950	2415	2 100	3	0 %	100 %		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED 12X12



WAREHOUSE NOT HEATED



Map Lot	R07-012	Account	911	Location	4 PINE NEEDLE DRIVE	Card	1	Of	1	9/26/2024						
JAMES, SCOTT D JAMES, ASHLEY K 4 PINE NEEDLE DRIVE WISCASSET ME 04578  B1233P70 B5043P41  Previous Owner RADASCH, ROCKWELL L. DESJARDINS, ELAINE S.  EDGECOMB ME 04556 Sale Date: 8/17/2016				<b>Property Data</b>		<b>Assessment Record</b>										
				Neighborhood	109 SOUTHEAST	Year	Land	Buildings	Exempt	Total						
				Tree Growth Year	0	2011	56,300	0	0	56,300						
				FARM LAND YEAR	0	2012	56,300	0	0	56,300						
				OPEN SPACE YEAR	0	2013	56,300	0	0	56,300						
				Zone/Land Use	21 RURAL	2014	56,300	0	0	56,300						
				Secondary Zone		2015	56,300	0	0	56,300						
						2016	56,300	0	0	56,300						
				Topography	1 Level	2017	56,300	0	0	56,300						
				1.Level	4.Below St	7.Steep	2018	56,300	0	0	56,300					
				2.Rolling	5.Low	8.Rough	2019	56,300	4,800	0	61,100					
				3.Above St	6.Swampy	9.	2020	56,300	111,800	0	168,100					
				Utilities	1 All Public	8	2021	35,200	111,800	0	147,000					
				1.Public	4.Dr Well	7.Cesspool	2022	42,900	111,800	24,000	130,700					
				2.Water	5.DUG/LAKE	8.	2023	53,700	139,700	25,000	168,400					
				3.Sewer	6.Septic	9.None	2024	53,700	139,700	25,000	168,400					
				Street	1 Paved	<b>Land Data</b>										
				1.Paved	4.Proposed	7.	<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>			
				2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code				
				3.Gravel	6.Pub Eas	9.NoStreet		11.Regular Lot								
				TREE GROWTH PLAN				12.Delta Triangle								
				CONSERV EASE				13.Nabla Triangle								
Inspection Witnessed By:  X  No./Date Description Date Insp.				<b>Sale Data</b>				14.Rear Land					4.Size/Shape			
				Sale Date	8/17/2016			15.Front Foot					5.Access			
				Price	21,500			<b>Square Foot</b>	<b>Square Feet</b>				6.Restriction			
				Sale Type	1 Land Only								7.Corner/Locatio			
				1.Land	4.Mobile	7.							8.View/Environ			
Notes: '22 per review this lot was 14.66 acres per survey(just provided) prior to split in 2020. Adjust to retained acres of 4.32. 6/16/21 NAH APPEAR ATTIC STILL UNFIN '21 10.34 acres to new lot 12B 5/15/20 CALL HOUSE COMP + MVR 5/9/2019 foundation only 4/1/2019 per builders.				2.L & B	5.Other	8.							9.Fract Share			
				3.Building	6.	9.							Acres			
				Financing	1 Conventional			16.Regular Lot					30.Rear 20+			
				1.Convent	4.Seller	7.		17.Secondary Site					31.Waterfront Rea			
				2.FHA/VA	5.Private	8.		18.Secondary Site					32.Open Space			
				3.Assumed	6.Cash	9.Unknown		19.Condominium					33.RestrictEsm			
				Validity	1 Arms Length Sale			20.Base Homesite					34.PASTURE 1			
				1.Valid	4.Split	7.Renovate		<b>Fract. Acre</b>	<b>Acreage/Sites</b>				35.HORTICULTURAL-			
				2.Related	5.Partial	8.Other			20	1.00	100	%	0	36.Pasture 3		
				3.Distress	6.Exempt	9.Foreclose			21	1.00	100	%	0	37.Softwood		
				Verified	1 Buyer				28	3.32	100	%	0	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		
<b>WISCASSET</b>														43.Condo Site		
														44.Site Improve		
														45.CAMP SITE		
														46.PAVING/00		

# WISCASSET

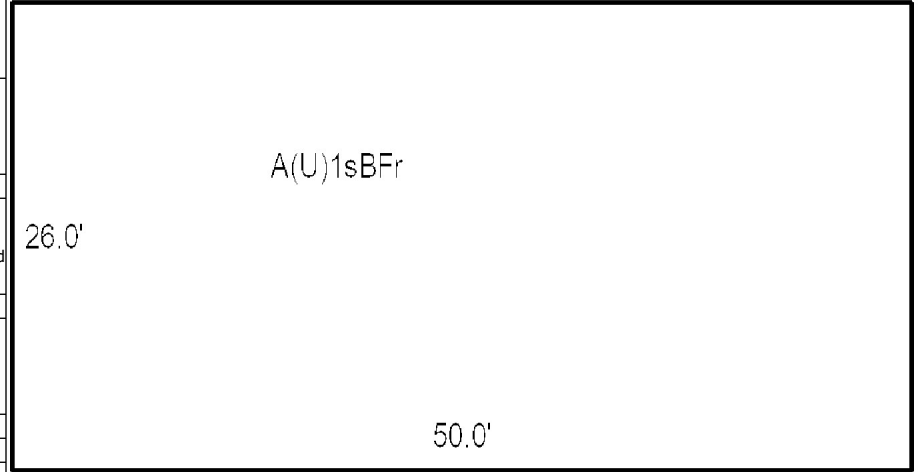
Map Lot R07-012

Account 911

Location 4 PINE NEEDLE DRIVE

Card 1 Of 1 9/26/2024

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>5 Floor &amp; Stairs</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1300</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>0</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>2019</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.	 <p><b>TRIO</b> Software A Division of Harris Computer Systems</p>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>4 Unoccupied</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>5 Estimate</b>	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	



Date Inspected

## Additions, Outbuildings & Improvements

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




# WISCASSET

Map Lot R07-012-A

Account 912

Location 32 PINE NEEDLE DRIVE

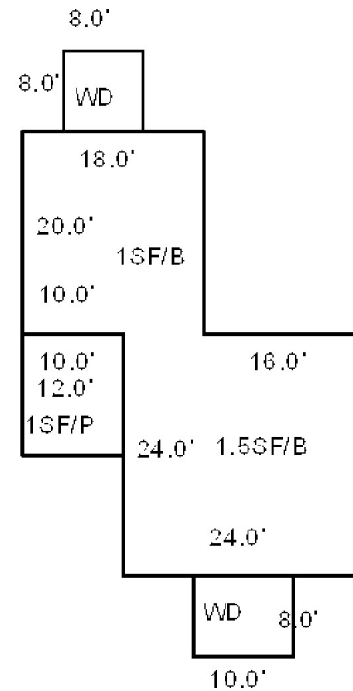
Card 1 Of 1 9/26/2024

Building Style <b>8 Log</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>4 Full Finished</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>9 OTHER</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>936</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>7</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>4</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1972</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>1980</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>3 Wet Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/17/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	120	0 0	0	0 %	0 %	
68 Wood Deck	0	64	0 0	0	0 %	0 %	
78 1.75 ST	1978	576	0 0	0	0 %	0 %	
68 Wood Deck	2006	80	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



GARAGE 24X24

SHED 6X8



# WISCASSET

## WISCASSET

Map Lot R07-012-B

Account 2729

Location

Card 1 Of 1 9/26/2024

Building Style	SF Bsmt Living	Layout						
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade	1.Typical 4. 7.						
2.Ranch 6.Split 10.Double	HEARTH	2.Inadeq 5. 8.						
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100%</b>	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 <b>0%</b>	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 <b>0</b>						
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 <b>0</b>						
		1.Owner 4.Agent 7.						
		2.Relative 5.Estimate 8.						
		3.Tenant 6.Other 9.						
Date Inspected								
<b>Additions, Outbuildings &amp; Improvements</b>		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 R07-013

Account 913

Location 312 BIRCH POINT ROAD

Card 1 Of 1 9/26/2024

TRAVIS, PAUL A  
TRAVIS, CHERYL L  
312 BIRCH POINT ROAD  
WISCASSET ME 04578

B1605P3

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2/16/11-abatement done to correct grade/condition from C/105 to C/100.

WISCASSET

### Property Data

Neighborhood <b>109 SOUTHEAST</b>		
Tree Growth Year <b>0</b>		
FARM LAND YEAR <b>0</b>		
OPEN SPACE YEAR <b>0</b>		
Zone/Land Use <b>21 RURAL</b>		
Secondary Zone		
Topography <b>1 Level</b>		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities <b>5 Dugwell/Lake 3 Public Sewer</b>		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street <b>1 Paved</b>		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN <b>0</b>		
CONSERV EASE <b>0</b>		
<b>Sale Data</b>		
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	36,900	183,800	10,000	210,700
2012	36,900	183,800	10,000	210,700
2013	36,900	183,800	10,000	210,700
2014	36,900	183,800	10,000	210,700
2015	36,900	183,800	10,000	210,700
2016	36,900	183,800	15,000	205,700
2017	36,900	183,800	20,000	200,700
2018	36,900	183,800	20,000	200,700
2019	36,900	183,800	20,000	200,700
2020	36,900	183,800	25,000	195,700
2021	36,900	183,800	25,000	195,700
2022	36,900	183,800	24,000	196,700
2023	46,100	229,800	25,000	250,900
2024	46,100	229,800	25,000	250,900

### Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
<b>Square Foot</b>		<b>Square Feet</b>				<b>Acres</b>
16.Regular Lot				%		30.Rear 20+
17.Secondary Site				%		31.Waterfront Rea
18.Secondary Site				%		32.Open Space
19.Condominium				%		33.RestrictEsm
20.Base Homesite				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
<b>Fract. Acre</b>		<b>Acres/Sites</b>				
21.HS Size Adj	20	1.00	100	%	0	
22.Base Waterfron	21	1.00	100	%	0	
23.Deep WF Size A	28	0.29	100	%	0	
<b>Acres</b>						
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				%		
		<b>Total Acreage</b>		1.29		


# WISCASSET

Map Lot R07-013

Account 913

Location 312 BIRCH POINT ROAD

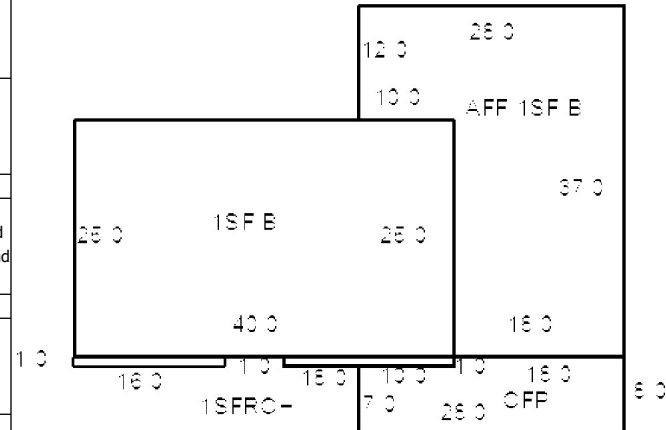
Card 1 Of 1 9/26/2024

Building Style <b>3 Raised Ranch</b>	SF Bsmt Living <b>900</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>2 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1200</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1975</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>2002</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>1</b>		Entrance Code <b>4 Unoccupied</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>6 Other</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/03/2010

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
76 1.25 ST	0	1120	3 100	2	0 %	100 %		1.ONE STORY FRAM
26 1SFr Overhang	1975	16	3 100	3	0 %	100 %		2.TWO STORY FRAM
14 1.5 Story/BSMT	2002	786	3 100	3	0 %	70 %		3.THREE STORY FR
26 1SFr Overhang	1975	16	3 100	3	0 %	100 %		4.1 & 1/2 STORY
21 Open Frame	2009	214	3 100	3	0 %	70 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



40X22 1 25SF GARAGE



Map Lot R07-014			Account 914			Location 21 PINE NEEDLE DRIVE			Card 1 Of 1			9/26/2024			
CLAVERIE, MARTHA 21 PINE NEEDLE DRIVE WISCASSET ME 04578 USA  B3578P47 B5036P69 B5036P71 B5251P263						Property Data			Assessment Record						
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	44,600	228,300	10,000	262,900		
						FARM LAND YEAR 0			2012	44,600	228,300	10,000	262,900		
						OPEN SPACE YEAR 0			2013	44,600	228,300	10,000	262,900		
Previous Owner KRULISH, WILLIAM A KRULISH, KAREN L C/O MARTHA CLAVERIE WISCASSET ME 04578 Sale Date: 4/25/2018						Zone/Land Use 21 RURAL			2014	44,600	228,300	10,000	262,900		
						Secondary Zone			2015	44,600	228,300	10,000	262,900		
									2016	44,600	228,300	15,000	257,900		
						Topography 2 Rolling			2017	44,600	228,300	0	272,900		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	44,600	228,300	0	272,900		
2019	44,600	228,300	0	272,900											
Previous Owner STOVER, PAUL J. STOVER, BONNIE G.						Utilities 4 Drilled Well 3 Public Sewer			2020	44,600	228,300	25,000	247,900		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	44,600	228,300	25,000	247,900		
Street 1 Paved  1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	44,600	228,300				24,000	248,900					
			2023	55,800	285,300	25,000	316,100								
WISCASSET ME 04578 Sale Date: 10/24/2005									2024	55,800	285,300	25,000	316,100		
									Land Data						
Inspection Witnessed By:  X _____ Date _____						Front Foot  11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes  1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share  Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00		
									Frontage	Depth	Factor	Code			
											%				
											%				
											%				
											%				
											%				
											%				
						Square Foot  16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Square Feet							
										%					
										%					
										%					
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A  Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2		Acreage/Sites													
		20	1.00	100	%	0									
		21	1.00	100	%	0									
		28	4.16	100	%	0									
				%											
				%											
				%											
				%											
				%											
		Total Acreage		5.16											


# WISCASSET

Map Lot R07-014

Account 914

Location 21 PINE NEEDLE DRIVE

Card 1 Of 1 9/26/2024

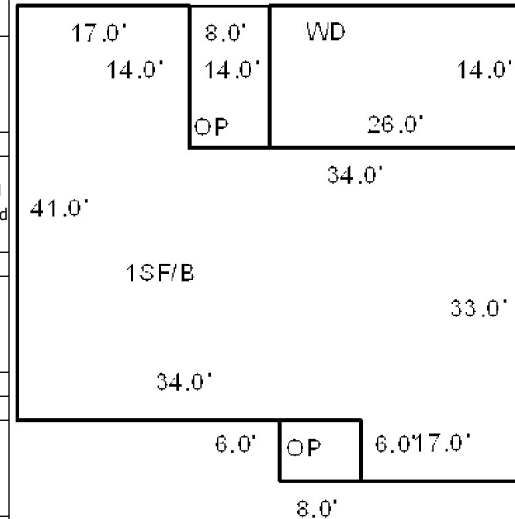
Building Style <b>8 Log</b>	SF Bsmt Living <b>354</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>9 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>9 OTHER</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 105%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1717</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>5 Above Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>7</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1990</b>	# Half Baths <b>2</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>1</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>3 Information Only</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/03/2010

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	112	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 Open Frame	0	48	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	0	364	4 100	4	0 %	100 %		3.THREE STORY FR
83 1.25 ST SHED....	0	224	4 100	4	0 %	100 %		4.1 & 1/2 STORY
73 AB.GR. POOL.....	0	1	3 100	4	99 %	100 %		5.1 & 3/4 STORY
61 Canopy	0	128	3 100	4	0 %	100 %		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

AGPOOL



SHED 14X16





# WISCASSET

Map Lot R07-015

Account 915

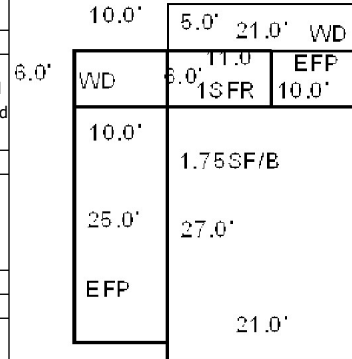
Location 318 BIRCH POINT ROAD

Card 1 Of 3 9/26/2024

Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>5 One &amp; 3/4 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>4 Minimal</b>
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 <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>567</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>2 Fair</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1850</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>3 Brick &amp;/or Stone</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>3 Wet Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

SHED 18X26

GARAGE 44X22



Date Inspected 2/06/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	0	250	0 0	0	0 %	0 %	
1 ONE STORY	0	66	0 0	0	0 %	0 %	
68 Wood Deck	0	60	0 0	0	0 %	0 %	
23 Frame Garage	1999	968	3 100	4	0 %	100 %	
22 Encl Frame Porch	0	60	0 0	0	0 %	0 %	
68 Wood Deck	2000	105	0 0	0	0 %	0 %	
24 Frame Shed	0	468	2 100	2	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



# WISCASSET

# WISCASSET

Map Lot R07-015


Account 915

Location 320 BIRCH POINT ROAD

Card 2

Of 3

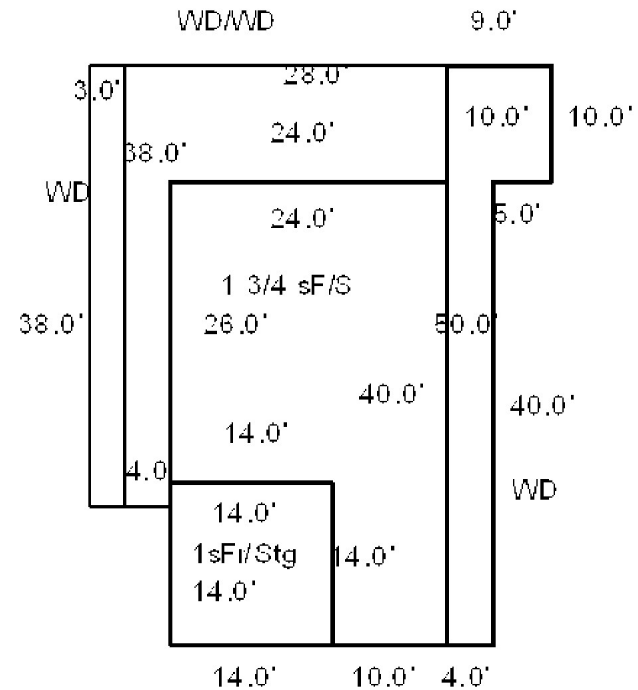
9/26/2024

Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>2</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>5 One &amp; 3/4 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>5 T-111</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>684</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>3 Below Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>3</b>	Phys. % Good <b>0%</b>
Year Built <b>1976</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>5 Concrete Slab</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>9 No Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>9 No Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/05/1998

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	280	2 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	0	392	2 100	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	0	392	2 100	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	0	114	2 100	4	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	0	160	2 100	4	0 %	100 %		5.1 & 3/4 STORY
1 ONE STORY	0	168	0 0	3	0 %	100 %		6.2 & 1/2 STORY
24 Frame Shed	0	168	0 0	3	0 %	100 %		21.Open Frame Por
68 Wood Deck	0	90	0 0	3	0 %	100 %		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic





# WISCASSET

Map Lot R07-015




Account 915

Location 320 BIRCH POINT ROAD

Card 3

Of 3

9/26/2024

Building Style	SF Bsmt Living	Layout
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100%</b>	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 <b>0%</b>	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 <b>0</b>
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 <b>0</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/05/1998

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
159 2.00 ST	1970	1708	2 100	3	0 %	100 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

28.0'

60.0'

2sBarn

60.0'

28.0'





# WISCASSET

Map Lot R07-016


Account 916

Location 326 BIRCH POINT ROAD

Card 1

Of 1

9/26/2024

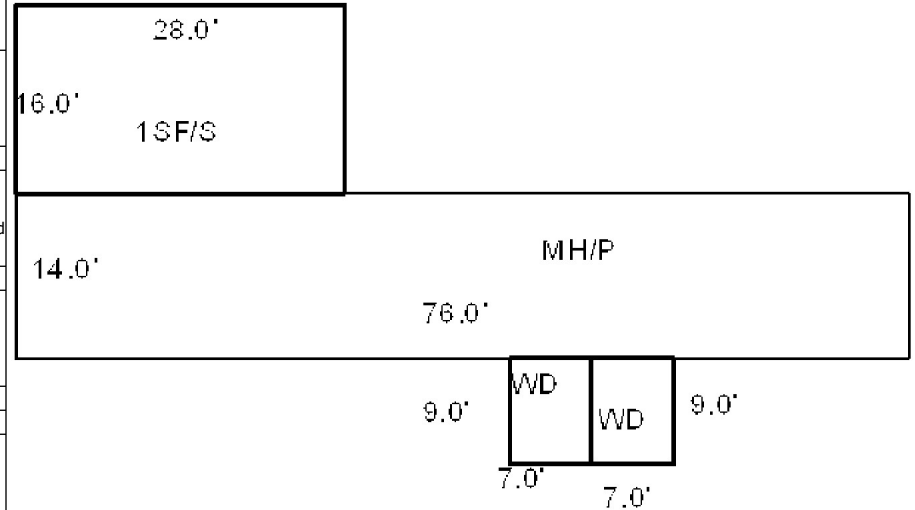
Building Style	SF Bsmt Living	Layout
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100%</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic
Dwelling Units	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full 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 <b>0%</b>	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 <b>5 Estimated</b>
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 <b>5 Estimate</b>
		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	
998 14' Mobile	1985	14x76	3 100	3	0 %	50 %		1.ONE STORY FRAM
1 ONE STORY	1990	448	2 90	3	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	1990	64	3 100	4	0 %	100 %		3.THREE STORY FR
21 Open Frame	2000	63	2 100	3	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	2000	63	2 100	3	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

SHED 8X8



Map Lot   R07-017

Account   917

Location   340 BIRCH POINT ROAD

Card   1   Of   1   9/26/2024

SIMPSON(HEIRS OF), SHARON M  
C/O TERESA SIMPSON  
WISCASSET ME 04578

B1226P82 B5513P252

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   **2 Public Water   3 Public Sewer**

1.Public   4.Dr Well   7.Cesspool

2.Water   5.DUG/LAKE   8.

3.Sewer   6.Septic   9.None

Street   **1 Paved**

1.Paved   4.Proposed   7.

2.Semi Imp   5.Private   8.

3.Gravel   6.Pub Eas   9.NoStreet

TREE GROWTH PLAN   **0**

CONSERV EASE   **0**

Sale Data

Sale Date

Price

Sale Type

1.Land   4.Mobile   7.

2.L & B   5.Other   8.

3.Building   6.   9.

Financing

1.Convent   4.Seller   7.

2.FHA/VA   5.Private   8.

3.Assumed   6.Cash   9.Unknown

Validity

1.Valid   4.Split   7.Renovate

2.Related   5.Partial   8.Other

3.Distress   6.Exempt   9.Foreclose

Verified

1.Buyer   4.Agent   7.Family

2.Seller   5.Pub Rec   8.Other

3.Lender   6.MLS   9.

Assessment Record

Year

Land

Buildings

Exempt

Total

2011   37,000   121,500   16,000   142,500

2012   37,000   121,500   16,000   142,500

2013   37,000   121,500   16,000   142,500

2014   37,000   121,500   16,000   142,500

2015   37,000   121,500   16,000   142,500

2016   37,000   121,500   21,000   137,500

2017   37,000   121,500   26,000   132,500

2018   37,000   121,500   26,000   132,500

2019   37,000   121,500   26,000   132,500

2020   37,000   121,500   31,000   127,500

2021   37,000   121,500   31,000   127,500

2022   37,000   121,500   29,760   128,740

2023   46,200   151,800   0   198,000

2024   46,200   151,800   0   198,000

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

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

1.33

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

2003-new windows & vinyl siding late summer 2002 and new deck also.

WISCASSET

# WISCASSET

Map Lot R07-017

Account 917

Location 340 BIRCH POINT ROAD

Card 1

Of 1

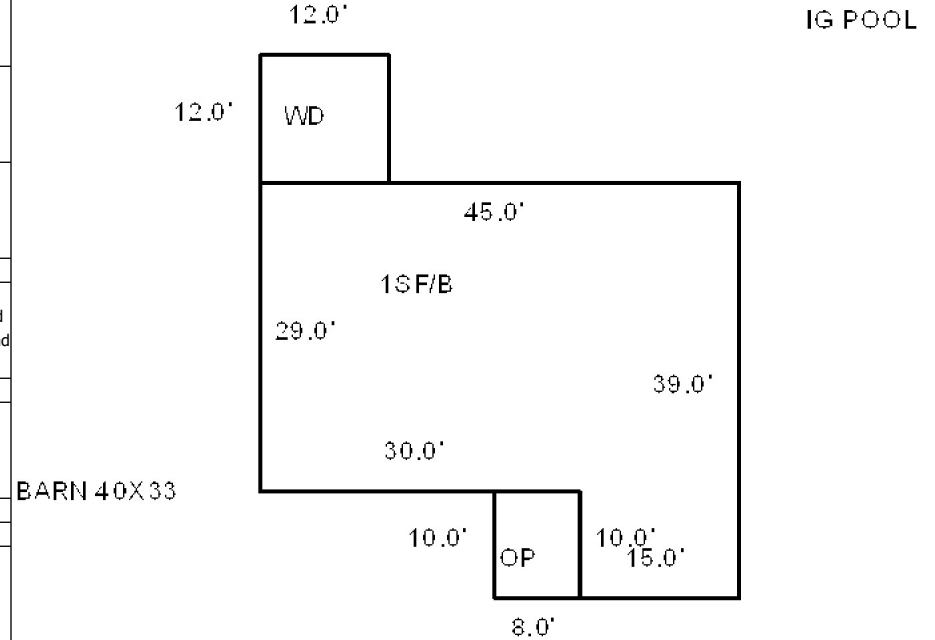
9/26/2024

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1455</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1966</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>2002</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>3 Wet Basement</b>		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 <b>1 Owner</b>
		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	
21 Open Frame	0	80	0 0	0	0 %	0 %		1.ONE STORY FRAM
63 Swimming Pool	1974	1	3 100	4	99 %	100 %		2.TWO STORY FRAM
155 1 ST BARN.....	1900	1320	2 100	2	0 %	25 %		3.THREE STORY FR
68 Wood Deck	2002	144	3 100	4	0 %	100 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot R07-018			Account 918			Location 360 BIRCH POINT ROAD			Card 1 Of 1			9/26/2024				
DANSEREAU, NICOLE D 360 BIRCH POINT ROAD WISCASSET ME 04578						Property Data			Assessment Record							
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total			
						Tree Growth Year 0			2011	36,400	51,700	10,000	78,100			
						FARM LAND YEAR 0			2012	36,400	51,700	10,000	78,100			
						OPEN SPACE YEAR 0			2013	36,400	51,700	10,000	78,100			
B2229P58 B4689P198 B5298P221						Zone/Land Use 21 RURAL			2014	36,400	51,700	0	88,100			
Previous Owner KNIGHT, JOSHUA H  3525 DEL MAR HEIGHTS RD UNIT 1001 SAN DIEGO CA 92130 Sale Date: 8/28/2018						Secondary Zone			2015	36,400	51,700	0	88,100			
						Topography 1 Level			2016	36,400	51,700	0	88,100			
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	36,400	51,700	0	88,100			
						Utilities 4 Drilled Well 3 Public Sewer			2018	36,400	51,700	0	88,100			
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2019	36,400	51,700	0	88,100			
Previous Owner LOROM, JILL M. C/O JOSHUA H. KNIGHT 3535 LEBON DRIVE, APT. 4207 SAN DIEGO CA 92122 Sale Date: 7/18/2003						Street 1 Paved			2020	36,400	51,700	25,000	63,100			
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2021	36,400	51,700	25,000	63,100			
						TREE GROWTH PLAN 0			2022	36,400	51,700	24,000	64,100			
						CONSERV EASE 0			2023	45,500	64,600	25,000	85,100			
						Sale Date 8/28/2018			2024	45,500	64,600	25,000	85,100			
Inspection Witnessed By:						Sale Data			Land Data							
						Price 109,000			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
						Sale Type 2 Land & Buildings						Frontage	Depth	Factor	Code	
						1.Land 4.Mobile 7.								%		
						2.L & B 5.Other 8.								%		
3.Building 6. 9.					%											
Notes:  2014-Former owner: Jill Lorom BK2229 PG58. Removed homestead.						Financing 9 Unknown			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 Arms Length Sale						%				
WISCASSET						1.Valid 4.Split 7.Renovate			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					
						2.Related 5.Partial 8.Other					20	1.00	100	%	0	
						3.Distress 6.Exempt 9.Foreclose					21	1.00	100	%	0	
						Verified 5 Public Record					28	0.03	100	%	0	
						1.Buyer 4.Agent 7.Family							%			
						2.Seller 5.Pub Rec 8.Other						%				
						3.Lender 6.MLS 9.						%				
												%				
												%				
												%				
						Total Acreage 1.03										

# WISCASSET

Map Lot R07-018


Account 918

Location 360 BIRCH POINT ROAD

Card 1

Of 1

9/26/2024

Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>2 WOOD SHINGLE</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 95%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>456</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1900</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>5 Crawl Space</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>3 Information Only</b>
Wet Basement <b>3 Wet Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/16/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	240	0 0	0	0 %	0 %		1.ONE STORY FRAM
1 ONE STORY	0	192	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	1990	232	3 100	4	0 %	100 %		3.THREE STORY FR
24 Frame Shed	0	240	2 100	2	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	0	210	2 100	2	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

SHED 12X20

8.0'	10.0' 24.0'	1SF/P
29.0'	24.0'	
WD	19.0'	
	1.5SF/C	
	8.0' 24.0'	1SF/P

SHED 10X21



Map Lot R07-019			Account 919			Location 366 BIRCH POINT ROAD			Card 1 Of 1			9/26/2024			
WRIGHT, ANN WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	164,000	115,800	10,000	269,800		
						FARM LAND YEAR 0			2012	164,000	115,800	10,000	269,800		
						OPEN SPACE YEAR 0			2013	164,000	115,800	0	279,800		
B4643P94 B4807P140 B4931P206						Zone/Land Use 16 RESIDENTIAL			2014	164,000	115,800	0	279,800		
Previous Owner DICKSON, PRISCILLA S. (HEIRS)						Secondary Zone 11 S-RP			2015	164,000	115,800	0	279,800		
						Topography 1 Level			2016	164,000	115,800	0	279,800		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	164,000	115,800	0	279,800		
						Utilities 2 Public Water 6 Septic System			2018	164,000	115,800	0	279,800		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2019	164,000	115,800	20,000	259,800		
						Street 1 Paved			2020	164,000	115,800	25,000	254,800		
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2021	164,000	115,800	25,000	254,800		
						TREE GROWTH PLAN 0			2022	164,000	115,800	24,000	255,800		
						CONSERV EASE 0			2023	205,000	144,800	25,000	324,800		
						Sale Date 3/25/2013			2024	205,000	144,800	25,000	324,800		
Inspection Witnessed By:						Land Data									
						Front Foot		Type	Effective		Influence		Influence Codes		
									Frontage	Depth	Factor	Code			
											%				
											%				
		%													
X						Square Foot		Square Feet							
									%						
									%						
									%						
									%						
Notes:						Fract. Acre		Acreage/Sites							
								24	1.00	100	%	0			
								25	1.00	100	%	0			
								28	10.00	100	%	0			
								29	10.00	100	%	0			
2013-Mrs. Dickson passed away February 26, 2013, leaving property to daughter, Ann Wright, per probate record BK4643 PG94. Removed homestead exemption.						Acres		30		37.00	100	%	0		
										%					
										%					
										%					
										%					
WISCASSET						Total Acreage		58.00							

# WISCASSET

Map Lot R07-019

Account 919

Location 366 BIRCH POINT ROAD

Card 1

Of 1

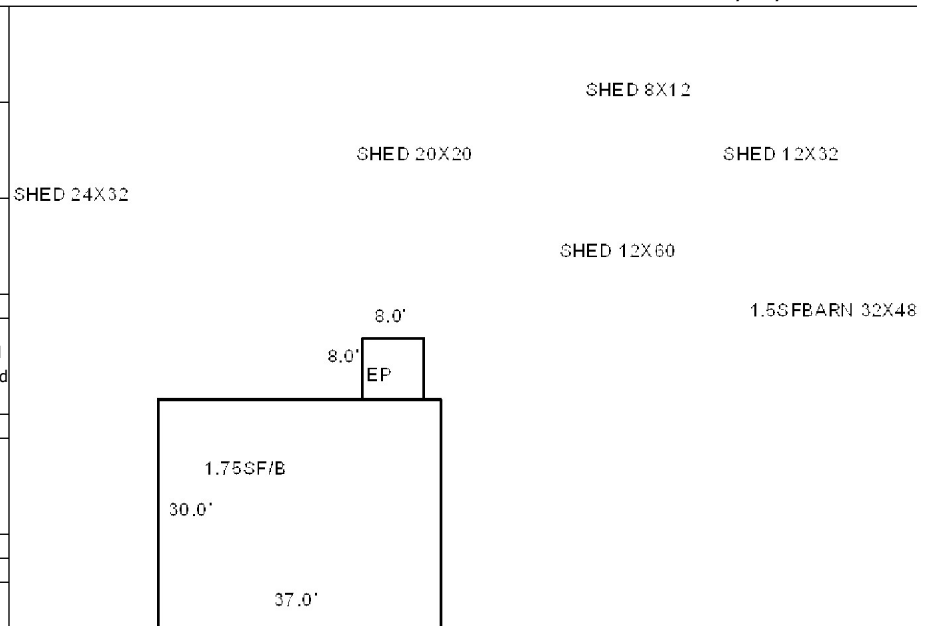
9/26/2024

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 4 Steam</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>5 One &amp; 3/4 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>4 Minimal</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>20%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
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 <b>3 Sheet Metal</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1110</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>3 Below Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1932</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>2 Damp Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/21/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	0	400	2 100	3	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	2000	120	3 100	4	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	2000	80	3 100	3	0 %	100 %		3.THREE STORY FR
157 1.50 ST	0	1536	2 100	2	0 %	100 %		4.1 & 1/2 STORY
22 Encl Frame Porch	2006	64	0 0	0	0 %	100 %		5.1 & 3/4 STORY
155 1 ST BARN.....	0	1220	2 100	2	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



# WISCASSET

# WISCASSET

Map Lot R07-019-A


Account 920

Location 77 WESTPORT BRIDGE ROAD

Card 1

Of 1

9/26/2024

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>240</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>3 105</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>2 WOOD SHINGLE</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>960</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1973</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaitn 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>3 Wet Basement</b>		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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

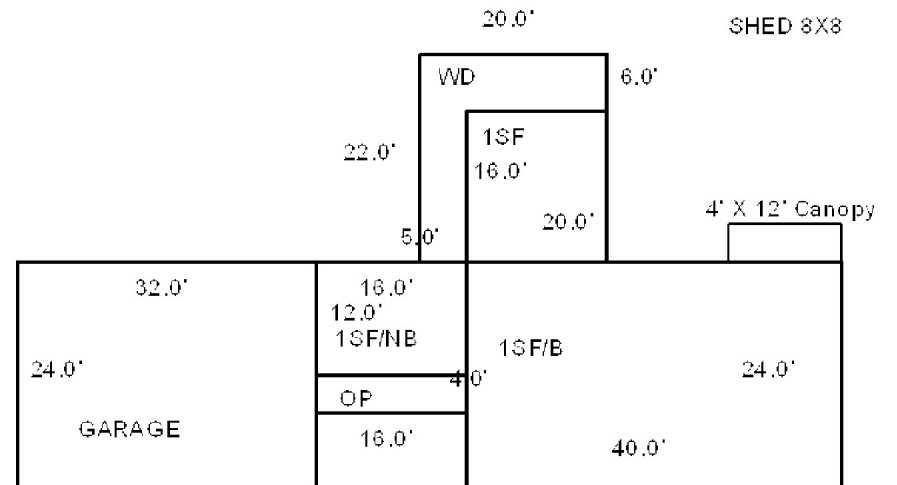
Date Inspected 2/08/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	1973	192	0 0	0	0 %	100 %		1.ONE STORY FRAM
21 Open Frame	1973	64	0 0	0	0 %	100 %		2.TWO STORY FRAM
23 Frame Garage	1973	768	0 0	0	0 %	100 %		3.THREE STORY FR
1 ONE STORY	1998	320	3 100	4	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	2005	260	0 0	0	0 %	100 %		5.1 & 3/4 STORY
61 Canopy	0	48	0 0	0	0 %	100 %		6.2 & 1/2 STORY
24 Frame Shed	0	80	2 100	2	0 %	100 %		21.Open Frame Por
24 Frame Shed	0	100	1 100	1	0 %	100 %		22.Encl Frame Por
24 Frame Shed	0	64	2 100	2	0 %	100 %		23.Frame Garage
					%	%		24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic

SHED 10X10

SHED 8X8



SHED 8X10






# WISCASSET

Map Lot R07-019-B

Account 921

Location 66 WESTPORT BRIDGE ROAD

Card 1 Of 1 9/26/2024

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
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 <b>3 Sheet Metal</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1288</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1974</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>1</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>3 Wet Basement</b>		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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/10/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	312	0 0	0	0 %	100 %		1.ONE STORY FRAM
1 ONE STORY	0	224	0 0	0	0 %	100 %		2.TWO STORY FRAM
23 Frame Garage	0	700	0 0	0	0 %	100 %		3.THREE STORY FR
23 Frame Garage	0	768	0 0	0	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	2000	192	3 100	4	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

GARAGE 24X32



BLAGDEN, SUSAN LOWNDES WISCASSET ME 04578			<b>Property Data</b>			<b>Assessment Record</b>							
			Neighborhood <b>109 SOUTHEAST</b>			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year <b>0</b>			2011	265,100	201,500	10,000	456,600			
			FARM LAND YEAR <b>0</b>			2012	265,100	201,500	10,000	456,600			
B899P181			OPEN SPACE YEAR <b>0</b>			2013	265,100	201,500	10,000	456,600			
			Zone/Land Use <b>14 SHORE RESIDENTIA</b>			2014	265,100	201,500	10,000	456,600			
			Secondary Zone			2015	265,100	204,100	10,000	459,200			
						2016	265,100	204,100	15,000	454,200			
			Topography <b>2 Rolling</b>			2017	265,100	204,100	20,000	449,200			
			1.Level                      4.Below St                      7.Steep			2018	265,100	204,100	20,000	449,200			
			2.Rolling                      5.Low                      8.Rough			2019	265,100	204,100	20,000	449,200			
			3.Above St                      6.Swampy                      9.			2020	265,100	204,100	25,000	444,200			
			Utilities <b>4 Drilled Well</b> <b>6 Septic System</b>			2021	265,100	204,100	25,000	444,200			
			1.Public                      4.Dr Well                      7.Cesspool			2022	265,100	204,100	24,000	445,200			
			2.Water                      5.DUG/LAKE                      8.			2023	331,400	255,100	25,000	561,500			
			3.Sewer                      6.Septic                      9.None			2024	331,400	255,100	25,000	561,500			
			Street <b>1 Paved</b>			<b>Land Data</b>							
			1.Paved                      4.Proposed                      7.			<b>Front Foot</b>		<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
			2.Semi Imp                      5.Private                      8.						<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
			3.Gravel                      6.Pub Eas                      9.NoStreet										
			TREE GROWTH PLAN <b>0</b>			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot						1.Open Space	
			CONSERV EASE <b>0</b>									2.Neighborhood A	
			<b>Sale Data</b>									3.Topography	
			X			Sale Date			<b>Square Foot</b>				
Price												5.Access	
Sale Type												6.Restriction	
						1.Land                      4.Mobile                      7.			16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite				
			2.L & B                      5.Other                      8.									8.View/Environ	
			3.Building                      6.                      9.									9.Fract Share	
						Financing			<b>Fract. Acre</b>				
1.Convent                      4.Seller                      7.												30.Rear 20+	
2.FHA/VA                      5.Private                      8.												31.Waterfront Rea	
						3.Assumed                      6.Cash                      9.Unknown							
			Validity								33.RestrictEsm		
			1.Valid                      4.Split                      7.Renovate								34.PASTURE 1		
						2.Related                      5.Partial                      8.Other							
3.Distress                      6.Exempt                      9.Foreclose											36.Pasture 3		
Verified											37.Softwood		
						1.Buyer                      4.Agent                      7.Family							
			2.Seller                      5.Pub Rec                      8.Other								39.Hardwood		
			3.Lender                      6.MLS                      9.								40.Wasteland		
											42.Mobile Home Si		
											43.Condo Site		
											44.Site Improve		
WISCASSET												45.CAMP SITE	
													46.PAVING/00

# WISCASSET

Map Lot R07-019-C


Account 922

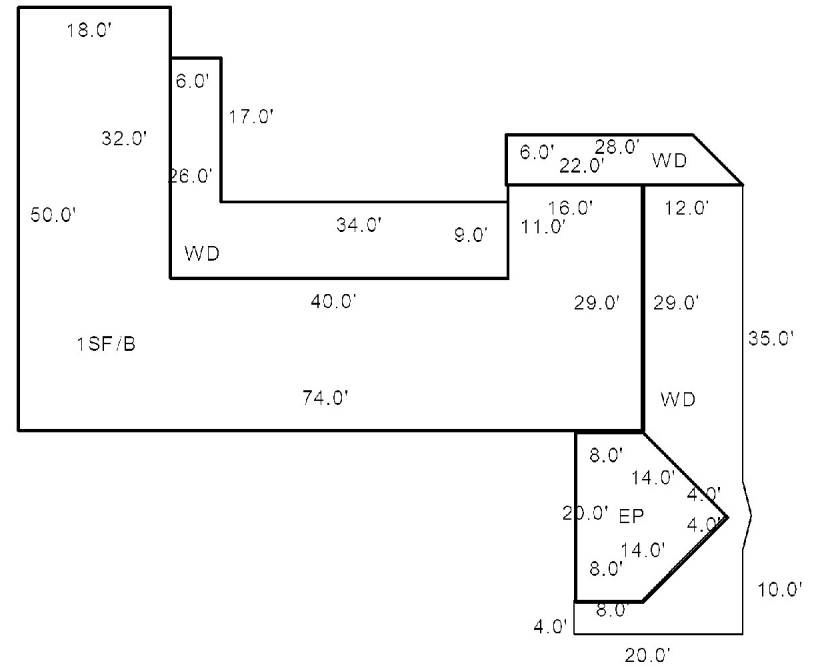
Location 105 WESTPORT BRIDGE ROAD

Card 1

Of 1

9/26/2024

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 6</b>	Insulation <b>1 Full</b>
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 <b>9 OTHER</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>1 GOOD</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>2084</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>1</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1976</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>2</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



SHED 19X20



Date Inspected 2/08/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	502	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	0	432	0 0	0	0 %	0 %		2.TWO STORY FRAM
66 Res. Greenhouse	2003	237	3 110	4	0 %	100 %		3.THREE STORY FR
71 CARPORT.....	1976	380	3 100	4	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	2014	234	9 100	4	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot R07-020-001			Account 923			Location 180 WESTPORT BRIDGE ROAD			Card 1		Of 1		9/26/2024		
<div>HIGBY, JOHN P 1150 J ST UNIT 220 SAN DIEGO CA 92101</div>						Property Data			Assessment Record						
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	320,700	211,600	0	532,300		
						FARM LAND YEAR 0			2012	320,700	211,600	0	532,300		
						OPEN SPACE YEAR 0			2013	320,700	211,600	10,000	522,300		
B4810P8						Zone/Land Use 14 SHORE RESIDENTIA			2014	320,700	211,600	10,000	522,300		
<div>Previous Owner HUNTON, JAMES E. J/T HUNTON, ELIZABETH G. C/O JOHN P. HIGBY WISCASSET ME 04578 Sale Date: 8/15/2014</div>						Secondary Zone			2015	320,700	211,600	0	532,300		
						Topography 1 Level			2016	320,700	211,600	0	532,300		
						1.Level 4.Below St 7.Steep			2017	320,700	211,600	20,000	512,300		
						2.Rolling 5.Low 8.Rough			2018	320,700	243,400	20,000	544,100		
						3.Above St 6.Swampy 9.			2019	320,700	243,400	20,000	544,100		
<div>Previous Owner SPENCER, ARTHUR A. SPENCER, CYNTHIA A.</div>						Utilities 4 Drilled Well 6 Septic System			2020	320,700	243,400	25,000	539,100		
						1.Public 4.Dr Well 7.Cesspool			2021	320,700	243,400	25,000	539,100		
						2.Water 5.DUG/LAKE 8.			2022	320,700	243,400	24,000	540,100		
						3.Sewer 6.Septic 9.None			2023	400,900	303,800	25,000	679,700		
						Street 1 Paved			2024	400,900	303,800	25,000	679,700		
									Land Data						
						Front Foot		Type	Effective		Influence		Influence Codes		
									Frontage	Depth	Factor	Code			
											%			1.Open Space	
											%			2.Neighborhood A	
		%		3.Topography											
											%		4.Size/Shape		
											%		5.Access		
											%		6.Restriction		
											%		7.Corner/Locatio		
											%		8.View/Environ		
						Square Foot			Square Feet				9.Fract Share		
											%		Acres		
											%				
											%				
											%				
											%			30.Rear 20+	
											%		31.Waterfront Rea		
											%		32.Open Space		
											%		33.RestrictEsm		
											%		34.PASTURE 1		
						Fract. Acre			Acreage/Sites				35.HORTICULTURAL-		
									22	1.00	100 %	0	36.Pasture 3		
									23	1.00	100 %	0	37.Software		
									31	1.40	100 %	0	38.Mixed Wood		
											%		39.Hardwood		
											%		40.Wasteland		
											%		41.CAMP SITE		
											%		42.Mobile Home Si		
											%		43.Condo Site		
											%		44.Site Improve		
								Total Acreage 2.40				45.CAMP SITE			
												46.PAVING/00			

# WISCASSET

Map Lot R07-020-001


Account 923

Location 180 WESTPORT BRIDGE ROAD

Card 1

Of 1

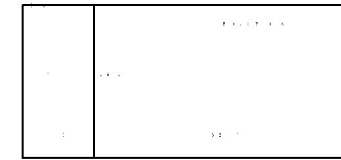
9/26/2024

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>7%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1944</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1987</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>2004</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>5 Concrete Slab</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>9 No Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>9 No Basement</b>		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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/07/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	1987	864	3 100	0	0 %	100 %		1.ONE STORY FRAM
22 Encl Frame Porch	2004	384	0 0	0	0 %	100 %		2.TWO STORY FRAM
340 FLOAT &	2004	512	3 100	4	0 %	50 %		3.THREE STORY FR
68 Wood Deck	2005	1253	3 100	4	0 %	100 %		4.1 & 1/2 STORY
23 Frame Garage	2006	1080	2 100	4	0 %	100 %		5.1 & 3/4 STORY
24 Frame Shed	2006	192	3 100	4	0 %	100 %		6.2 & 1/2 STORY
23 Frame Garage	2017	1560	2 100	4	0 %	100 %		21.Open Frame Por
103 SLAB.....	2017	420	3 100	4	0 %	100 %		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot R07-020-002

Account 924

Location 41 CUSHMAN POINT ROAD

Card 1 Of 1 9/26/2024

LUDLOW, JONATHAN E. & WHEELER, ELIZABETH C. J/T  
WHEELER, F ROBERT T/C III  
41 CUSHMAN POINT ROAD  
WISCASSET ME 04578

B4746P288

Previous Owner  
THOMAS, RICHARD R.  
DILLEY, KAREN JO  
C/O JONATHAN LUDLOW, ET AL  
LEXINGTON MA 04278  
Sale Date: 12/30/2013

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

1/12/2011-changed mailing address to Cambridge, MA as he is living there for a while.  
10/28/2011 ADDRESS CHANGE BY REQUEST//J2  
12/30/13-Previous owner: Richard Thomas & Karen Jo Dilley BK1787 PG192.

WISCASSET

### Property Data

Neighborhood	109 SOUTHEAST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	14 SHORE RESIDENTIA		
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	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	12/30/2013		
Price	410,000		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
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	316,800	265,700	10,000	572,500
2012	316,800	265,700	10,000	572,500
2013	316,800	265,700	10,000	572,500
2014	316,800	265,700	0	582,500
2015	316,800	265,700	0	582,500
2016	316,800	265,700	0	582,500
2017	316,800	265,700	0	582,500
2018	316,800	265,700	0	582,500
2019	316,800	265,700	0	582,500
2020	316,800	265,700	0	582,500
2021	316,800	265,700	0	582,500
2022	316,800	265,700	0	582,500
2023	396,000	332,200	25,000	703,200
2024	396,000	332,200	25,000	703,200

### Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		2.10				

# WISCASSET

Map Lot R07-020-002


Account 924

Location 41 CUSHMAN POINT ROAD

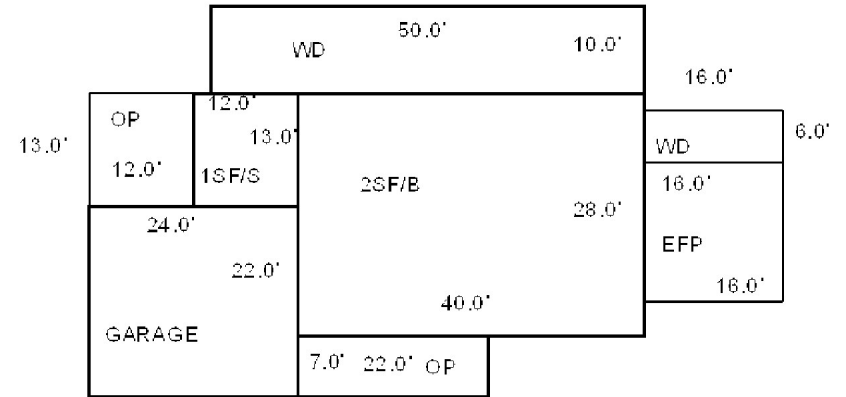
Card 1

Of 1

9/26/2024

Building Style <b>5 Colonial</b>	SF Bsmt Living <b>1120</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>2 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>2 Two Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1120</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>7</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>4</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1986</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>1</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>1</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

SHED 8X10



Date Inspected 2/07/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	156	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 Open Frame	0	156	0 0	0	0 %	0 %		2.TWO STORY FRAM
21 Open Frame	0	154	0 0	0	0 %	0 %		3.THREE STORY FR
23 Frame Garage	0	528	0 0	0	0 %	0 %		4.1 & 1/2 STORY
68 Wood Deck	0	500	3 100	0	0 %	0 %		5.1 & 3/4 STORY
24 Frame Shed	2003	80	0 0	0	0 %	0 %		6.2 & 1/2 STORY
22 Encl Frame Porch	2003	256	0 0	0	0 %	0 %		21.Open Frame Por
68 Wood Deck	2003	96	3 100	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



GAGNON, JOSEPH S  
PENDERGAST, CATHERINE E  
WISCASSET ME 04578

B5618P183

Previous Owner  
CURTIS, MILTON D

47 CUSHMAN POINT ROAD  
WISCASSET ME 04578  
Sale Date: 8/08/2018

Previous Owner  
CLARK, MARK E. (J/T)  
CLARK, ELIZABETH M.

WISCASSET ME 04578  
Sale Date: 5/23/2002

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

7/19/22 NO NEW HSE, NAH AT #47  
6/16/21 NAH NEW DRIVEWAY TO DOWN BACK  
'18 Per further review and site visit w/owner adjust grade of  
dwelling and add missed wood deck.  
FORMER OWNER: HUBERT STOKES BK1885 PG0164  
REMOVED VET & HOMESTEAD EX IN 2001  
2003-FORMER OWNER: MARK & ELIZABETH CLARK BK2591  
PG337  
2007-OWNERSHIP CHANGED TO: MILTON D. CURTIS,  
**WISCONSASSET** IDUS BK2858 PG221

## Property Data

Neighborhood <b>109 SOUTHEAST</b>		
Tree Growth Year <b>0</b>		
FARM LAND YEAR <b>0</b>		
OPEN SPACE YEAR <b>0</b>		
Zone/Land Use <b>14 SHORE RESIDENTIA</b>		
Secondary Zone		
Topography <b>7 Steep</b>		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities	<b>4 Drilled Well</b>	<b>6 Septic System</b>
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street	<b>1 Paved</b>	
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN		<b>0</b>
CONSERV EASE		<b>0</b>
<b>Sale Data</b>		
Sale Date		<b>8/08/2018</b>
Price		<b>350,000</b>
Sale Type		<b>2 Land &amp; Buildings</b>
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing		<b>9 Unknown</b>
1.Convert	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity		<b>1 Arms Length Sale</b>
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified		<b>5 Public Record</b>
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	315,500	150,000	16,000	449,500
2012	315,500	150,000	16,000	449,500
2013	315,500	150,000	16,000	449,500
2014	315,500	150,000	16,000	449,500
2015	315,500	150,000	16,000	449,500
2016	315,500	150,000	21,000	444,500
2017	315,500	150,000	26,000	439,500
2018	315,500	139,000	26,000	428,500
2019	315,500	139,000	0	454,500
2020	315,500	139,000	0	454,500
2021	315,500	139,000	0	454,500
2022	315,500	139,000	0	454,500
2023	394,400	173,400	0	567,800
2024	394,400	173,400	0	567,800

## Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
						8.View/Environ
<b>Square Foot</b>		<b>Square Feet</b>				9.Fract Share
16.Regular Lot				%		<b>Acres</b>
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-
<b>Fract. Acre</b>		<b>Acreage/Sites</b>				36.Pasture 3
21.HS Size Adj	22	1.00	100	%	0	37.Softwood
22.Base Waterfront	23	1.00	100	%	0	38.Mixed Wood
23.Deep WF Size A	31	1.00	100	%	0	39.Hardwood
<b>Acres</b>				%		40.Wasteland
24.Base Waterfront				%		41.CAMP SITE
25.Shallow WF Siz				%		42.Mobile Home Si
26.Base Water Inf				%		43.Condo Site
27.Influence W Si				%		44.Site Improveme
28.Rear Land 1-10						45.CAMP SITE
29.Rear Land 11-2						46.PAVING/00
		<b>Total Acreage</b>		2.00		

# WISCASSET

Map Lot R07-020-003


Account 925

Location 47 CUSHMAN POINT ROAD

Card 1

Of 1

9/26/2024

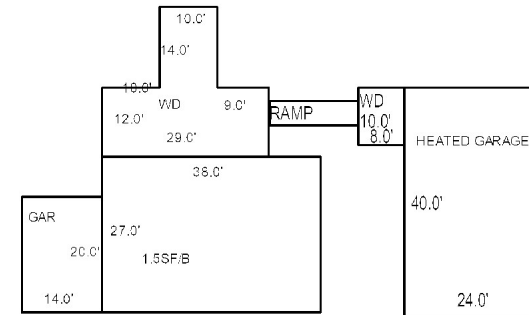
Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>1</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>925</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1992</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/07/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	2001	488	3 100	0	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	2001	72	3 100	0	0 %	100 %		2.TWO STORY FRAM
340 FLOAT &	2001	253	3 100	4	0 %	50 %		3.THREE STORY FR
23 Frame Garage	1994	280	0 0	0	0 %	100 %		4.1 & 1/2 STORY
23 Frame Garage	2002	960	3 100	0	0 %	100 %		5.1 & 3/4 STORY
68 Wood Deck	2012	80	2 100	4	0 %	100 %		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

DECK 6X12 RAMP 3X31 F.OA 16X10



Map Lot R07-020-004

Account 926

Location 69 CUSHMAN POINT ROAD

Card 1 Of 1 9/26/2024

WHITE(TRUSTEE), BRIAN J  
WHITE(TRUSTEE), SHELBY J  
THE WHITE FAMILY LIVING TRUST  
69 CUSHMAN POINT ROAD  
WISCASSET ME 04578  
B6072P25

Previous Owner  
HUTCHESON, HOUGHTON B  
HUTCHESON, CLAUDIA T  
3815 EASTSIDE STREET #6042  
HOUSTON TX 77098  
Sale Date: 9/02/2020

Previous Owner  
KRAMER, FRED A.  
C/O HOUGHTON HUTCHINSON  
4810 BEECH STREET  
BELLAIRE TX 77401  
Sale Date: 9/01/2015

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

9/6/24 nah add new wd

7/19/22 NAH CALL REMOD COMP

6/16/21 W/BUILDER, HSE UNDER REMOD, GUTTED ON 4/1,  
ADJ COND AND FUNC AND REASSESS Stht

WISCASSET

## Property Data

Neighborhood <b>109 SOUTHEAST</b>		
Tree Growth Year <b>0</b>		
FARM LAND YEAR <b>0</b>		
OPEN SPACE YEAR <b>0</b>		
Zone/Land Use <b>14 SHORE RESIDENTIA</b>		
Secondary Zone		
Topography <b>4 Below Street</b>		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities <b>4 Drilled Well 6 Septic System</b>		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street <b>1 Paved</b>		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN <b>0</b>		
CONSERV EASE <b>0</b>		
Sale Data		
Sale Date <b>9/02/2020</b>		
Price <b>532,490</b>		
Sale Type <b>2 Land &amp; Buildings</b>		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing <b>9 Unknown</b>		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity <b>1 Arms Length Sale</b>		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified <b>5 Public Record</b>		
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	336,300	108,400	0	444,700
2012	336,300	108,400	0	444,700
2013	336,300	108,400	0	444,700
2014	336,300	108,400	0	444,700
2015	336,300	108,400	0	444,700
2016	336,300	108,400	0	444,700
2017	336,300	108,400	0	444,700
2018	336,300	108,400	0	444,700
2019	336,300	108,400	0	444,700
2020	336,300	108,400	0	444,700
2021	336,300	112,300	0	448,600
2022	336,300	182,000	0	518,300
2023	420,400	227,000	0	647,400
2024	420,400	229,500	0	649,900

## Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		<b>Acres</b>
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		3.60				

# WISCASSET

Map Lot R07-020-004

Account 926

Location 69 CUSHMAN POINT ROAD

Card 1 Of 1 9/26/2024

Building Style <b>7 Modern/Contemp.</b>	SF Bsmt Living <b>800</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>9 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 3 Heat Pump</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>5 One &amp; 3/4 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>1 GOOD</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>1 GOOD</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>828</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>7 Very Good</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>3</b>	Phys. % Good <b>0%</b>
Year Built <b>1988</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/07/2007

## Additions, Outbuildings & Improvements

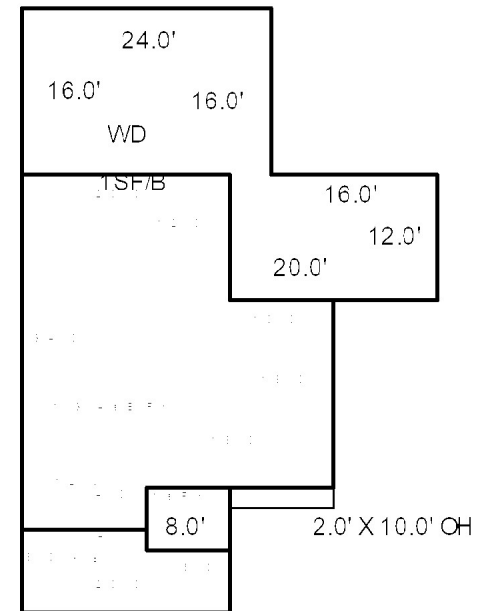
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	48	0 0	0	0 %	0 %	
26 1SFr Overhang	0	20	0 0	0	0 %	0 %	
68 Wood Deck	2023	624	3 100	4	0 %	100 %	
340 FLOAT &	1998	234	3 100	4	0 %	50 %	
342 PIER.....	1998	64	3 100	4	0 %	50 %	
68 Wood Deck	0	200	2 100	0	0 %	0 %	
68 Wood Deck	0	48	3 100	0	0 %	100 %	
21 Open Frame	2020	208	9 100	4	0 %	100 %	
					%	%	
					%	%	

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

4X16 PIER

34' RAMP

20X10 F\_OAT





# WISCASSET

Map Lot R07-020-005-A



Account 2258

Location 77 CUSHMAN POINT ROAD

Card 1

Of 1

9/26/2024

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>2 Two Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>100% 3 Heat Pump</b>	Insulation <b>1 Full</b>
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 <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>1 GOOD</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>1 GOOD</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1280</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>3</b>	Phys. % Good <b>0%</b>
Year Built <b>2002</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>95%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>Location</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

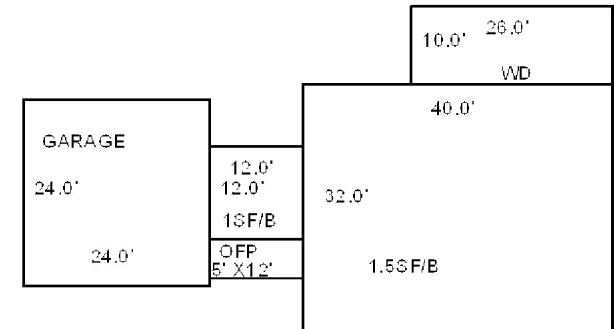
Date Inspected 2/07/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	2002	144	4 100	4	0 %	100 %	
77 1.50 ST	2002	576	4 100	4	0 %	100 %	
21 Open Frame	2002	60	4 100	4	0 %	100 %	
68 Wood Deck	2003	260	3 100	4	0 %	100 %	
340 FLOAT &	2005	302	3 100	4	0 %	100 %	
342 PIER.....	2005	96	3 100	4	0 %	100 %	
24 Frame Shed	2006	120	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	

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

SHED 10X12



FLOAT 10X20

RAMP 3X34

PIER 6X16



Map Lot    R07-020-005-B			Account    2259			Location    83 CUSHMAN POINT ROAD			Card    1    Of    2    9/26/2024													
THOMAS M JOYCE JR, TRUSTEE OF THE THOMAS M JOYCE TRACY D JOYCE, TRUSTEE OF THE TRACY D JOYCE 83 CUSHMAN ROAD WISCASSET ME 04578  B5271P248 B5271P252 B5737P17						Property Data			Assessment Record													
						Neighborhood    109 SOUTHEAST			Year		Land		Buildings		Exempt		Total					
						Tree Growth Year    0			2011		294,900		294,100		16,000		573,000					
						FARM LAND YEAR    0			2012		294,900		294,100		16,000		573,000					
						OPEN SPACE YEAR    0			2013		294,900		294,100		16,000		573,000					
Previous Owner JOYCE, THOMAS M JR JOYCE, TRACY D 83 CUSHMAN POINT RD WISCASSET ME 04578 Sale Date: 6/29/2021						Zone/Land Use    14 SHORE RESIDENTIA			2014		294,900		294,100		16,000		573,000					
						Secondary Zone			2015		294,900		294,100		16,000		573,000					
									2016		294,900		294,100		21,000		568,000					
						Topography    4 Below Street			2017		294,900		294,100		26,000		563,000					
						Previous Owner QUIGLEY, EDWARD R. & LAROCCO, SUSAN A.  83 CUSHMAN POINT ROAD WISCASSET ME 04578 Sale Date: 6/20/2018			1.Level    4.Below St    7.Steep			2018		294,900		294,100		26,000		563,000		
2.Rolling    5.Low    8.Rough			2019		294,900				294,100		0		589,000									
3.Above St    6.Swampy    9.			2020		294,900				294,100		25,000		564,000									
Utilities    4 Drilled Well    6 Septic System			2021		294,900				294,100		25,000		564,000									
1.Public    4.Dr Well    7.Cesspool			2022		294,900				294,100		24,000		565,000									
Previous Owner LAROCCO, SUSAN A.  15 CHARLES STREET CHARLESTOWN MA 02129 Sale Date: 6/23/2006			2.Water    5.DUG/LAKE    8.			2023		368,600		367,600		25,000		711,200								
			3.Sewer    6.Septic    9.None			2024		368,600		367,600		25,000		711,200								
			Street    1 Paved																			
			1.Paved    4.Proposed    7.																			
			2.Semi Imp    5.Private    8.																			
Inspection Witnessed By:						3.Gravel    6.Pub Eas    9.NoStreet																
						TREE GROWTH PLAN    0																
						CONSERV    EASE    0																
						Sale Data																
						Sale Date    6/29/2021																
X    Date						Price			Front Foot		Type		Effective		Influence		Influence Codes					
						Sale Type    2 Land & Buildings			11.Regular Lot				Frontage		Depth		Factor		Code		1.Open Space	
						1.Land    4.Mobile    7.			12.Delta Triangle										2.Neighborhood A			
						2.L & B    5.Other    8.			13.Nabla Triangle										3.Topography			
						3.Building    6.			14.Rear Land										4.Size/Shape			
									15.Front Foot								5.Access					
						Financing    9 Unknown													6.Restriction			
						1.Convent    4.Seller    7.													7.Corner/Locatio			
						2.FHA/VA    5.Private    8.													8.View/Environ			
						3.Assumed    6.Cash    9.Unknown													9.Fract    Share			
Notes: 2003-ADDED .17 AC PER DEED.    ALSO CHANGE FACTOR FROM 90% TO 100%    PREVIOUS BK2666 PG318 2004-PREVIOUS OWNER: COLTON W. BABCOCK    BK2666 PG318 IN 4/01 AND BK3003 PG168 IN 02/03 2005-ADDED FLOAT, RAMP & PIER 2006-NEW HOUSE WITH GARAGE ADDED.    50% DONE APRIL 1, 2006. NO PLUMBING OR ELECTRICAL.    RADIANT HEAT IN FLOORS.    CHECK IN 2007. 2007-FORMER OWNER: SUSAN A. LAROCCO BK3205 PG102 WISCASSET ONLY 12/9/03 FOR \$210,000.						Validity    2 Related Parties			Square Foot				Square Feet						Acres			
						1.Valid    4.Split    7.Renovate			16.Regular Lot												30.Rear 20+	
						2.Related    5.Partial    8.Other			17.Secondary Site												31.Waterfront Rea	
						3.Distress    6.Exempt    9.Foreclose			18.Secondary Site												32.Open Space	
									19.Condominium												33.RestrictEsm	
									20.Base Homesite								34.PASTURE 1					
						Verified    5 Public Record													35.HORTICULTURAL-			
						1.Buyer    4.Agent    7.Family			Fract. Acre				Acreage/Sites						36.Pasture 3			
						2.Seller    5.Pub Rec    8.Other			21.HS Size Adj		22		1.00		95		%		3			
						3.Lender    6.MLS    9.			22.Base Waterfron		23		1.00		100		%		0			
									23.Deep WF Size A		31		0.47		100		%		0			
									Acres										37.Software			
									24.Base Waterfron										38.Mixed Wood			
									25.Shallow WF Siz										39.Hardwood			
									26.Base Water Inf										40.Wasteland			
									27.Influence W Si								41.CAMP SITE					
									28.Rear Land 1-10										42.Mobile Home Si			
									29.Rear Land 11-2										43.Condo Site			
																			44.Site Improve			
																			45.CAMP SITE			
																	46.PAVING/00					

# WISCASSET

Map Lot R07-020-005-B


Account 2259

Location 83 CUSHMAN POINT ROAD

Card 1

Of 2

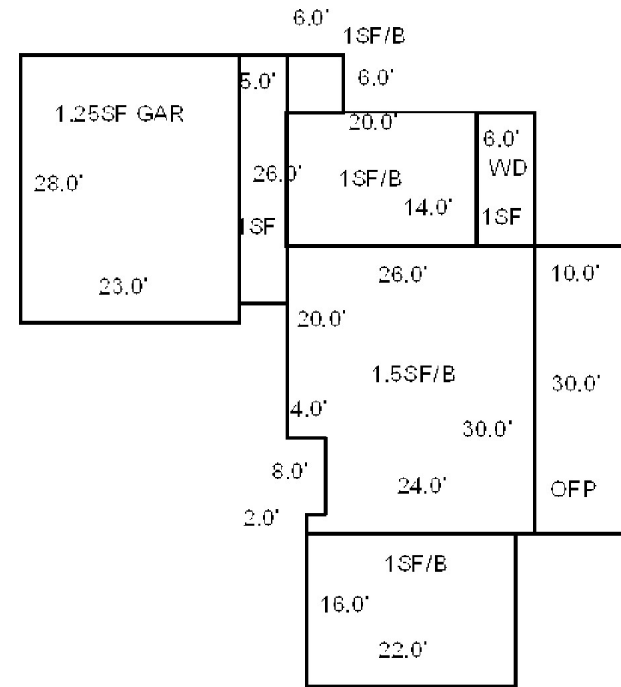
9/26/2024

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>1328</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>9 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 105%</b>
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 <b>3 Sheet Metal</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>744</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>10</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>4</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>3</b>	Phys. % Good <b>0%</b>
Year Built <b>2006</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>3</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/10/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	2006	280	0 100	0	0 %	100 %		1.ONE STORY FRAM
342 PIER.....	2005	102	3 100	4	0 %	50 %		2.TWO STORY FRAM
76 1.25 ST	2006	644	0 100	0	0 %	100 %		3.THREE STORY FR
21 Open Frame	2006	32	0 100	0	0 %	100 %		4.1 & 1/2 STORY
21 Open Frame	2006	10	0 100	0	0 %	100 %		5.1 & 3/4 STORY
11 1	2006	352	0 0	0	0 %	100 %		6.2 & 1/2 STORY
68 Wood Deck	2006	84	3 100	0	0 %	100 %		21.Open Frame Por
1 ONE STORY	2006	84	0 0	0	0 %	100 %		22.Encl Frame Por
1 ONE STORY	2006	36	0 0	0	0 %	100 %		23.Frame Garage
11 1	2006	130	0 0	0	0 %	100 %		24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic



Map Lot R07-020-005-B

Account 2259

Location 83 CUSHMAN POINT ROAD

Card 2 Of 2 9/26/2024

THOMAS M JOYCE JR, TRUSTEE OF THE THOMAS M JOYCE  
TRACY D JOYCE, TRUSTEE OF THE TRACY D JOYCE  
83 CUSHMAN ROAD  
WISCASSET ME 04578

B5271P248 B5271P252 B5737P17

Previous Owner  
JOYCE, THOMAS M JR  
JOYCE, TRACY D  
83 CUSHMAN POINT RD  
WISCASSET ME 04578  
Sale Date: 6/29/2021

Previous Owner  
QUIGLEY, EDWARD R. & LAROCCO, SUSAN A.

83 CUSHMAN POINT ROAD  
WISCASSET ME 04578  
Sale Date: 6/20/2018

Previous Owner  
LAROCCO, SUSAN A.

15 CHARLES STREET  
CHARLESTOWN MA 02129  
Sale Date: 6/23/2006

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood <b>109 SOUTHEAST</b>  Tree Growth Year <b>0</b> FARM LAND YEAR <b>0</b> OPEN SPACE YEAR <b>0</b> Zone/Land Use <b>14 SHORE RESIDENTIA</b>  Secondary Zone			Year	Land		Buildings		Exempt	Total
			2011	0		13,100		0	13,100
			2012	0		13,100		0	13,100
			2013	0		13,100		0	13,100
			2014	0		13,100		0	13,100
Topography <b>4 Below Street</b>			2015	0		13,100		0	13,100
			2016	0		13,100		0	13,100
			2017	0		13,100		0	13,100
1.Level 4.Below St 7.Steep			2018	0		13,100		0	13,100
2.Rolling 5.Low 8.Rough			2019	0		13,100		0	13,100
3.Above St 6.Swampy 9.			2020	0		13,100		0	13,100
Utilities <b>4 Drilled Well 6 Septic System</b>			2021	0		13,100		0	13,100
1.Public 4.Dr Well 7.Cesspool			2022	0		13,100		0	13,100
2.Water 5.DUG/LAKE 8.			2023	0		16,000		0	16,000
3.Sewer 6.Septic 9.None			2024	0		16,000		0	16,000
Street <b>1 Paved</b>			Land Data						
1.Paved 4.Proposed 7.									
2.Semi Imp 5.Private 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Pub Eas 9.NoStreet					Frontage	Depth	Factor	Code	
TREE GROWTH PLAN <b>0</b>				11.Regular Lot			%		1.Open Space
CONSERV EASE <b>0</b>				12.Delta Triangle			%		2.Neighborhood A
Sale Data				13.Nabla Triangle			%		3.Topography
				14.Rear Land			%		4.Size/Shape
Sale Date <b>6/29/2021</b>				15.Front Foot			%		5.Access
Price							%		6.Restriction
Sale Type <b>2 Land &amp; Buildings</b>			Square Foot	Square Feet				7.Corner/Locatio	
1.Land 4.Mobile 7.						%		8.View/Enviro	
2.L & B 5.Other 8.						%		9.Fract Share	
3.Building 6. 9.						%		<b>Acres</b>	
Financing <b>9 Unknown</b>						%		30.Rear 20+	
1.Convent 4.Seller 7.						%		31.Waterfront Rea	
2.FHA/VA 5.Private 8.						%		32.Open Space	
3.Assumed 6.Cash 9.Unknown						%		33.RestrictEsm	
Validity <b>2 Related Parties</b>			Fract. Acre	Acreage/Sites				34.PASTURE 1	
1.Valid 4.Split 7.Renovate						%		35.HORTICULTURAL-	
2.Related 5.Partial 8.Other						%		36.Pasture 3	
3.Distress 6.Exempt 9.Foreclose						%		37.Softwood	
Verified <b>5 Public Record</b>						%		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	
			Total Acreage		0.00			42.Mobile Home Si	
									43.Condo Site
									44.Site Improve
									45.CAMP SITE




# WISCASSET

Map Lot R07-020-005-B

Account 2259

Location 83 CUSHMAN POINT 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 <b>100%</b>			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 <b>0%</b>			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 <b>0</b>		
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 <b>0</b>		
Date Inspected 2/10/2007						1.Owner	4.Agent	7.
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
41 2S Open Fr Porch	2006	300	0 100	0	0 %	100 %		3.THREE STORY FR
340 FLOAT &	2005	462	3 100	4	0 %	50 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl 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		R07-020-A		Account	928	Location	144 WESTPORT BRIDGE ROAD		Card	1	Of	1	9/26/2024			
SPEAR(TRUSTEE), NATHAN NATHAN SPEAR LIVING TRUST WISCASSET ME 04578  B5651P245						Property Data		Assessment Record								
						Neighborhood		109 SOUTHEAST		Year	Land	Buildings	Exempt	Total		
						Tree Growth Year		0		2011	284,500	176,300	16,000	444,800		
						FARM LAND YEAR		0		2012	284,500	176,300	16,000	444,800		
						OPEN SPACE YEAR		0		2013	284,500	176,300	16,000	444,800		
Previous Owner SPEAR, BEVERLY J  144 WESTPORT BRIDGE ROAD WISCASSET ME 04578 Sale Date: 1/19/2021						Zone/Land Use		14 SHORE RESIDENTIA		2014	284,500	176,300	16,000	444,800		
						Secondary Zone		2015	284,500	176,300	16,000	444,800				
								2016	284,500	176,300	21,000	439,800				
						Topography		2 Rolling	7 Steep	2017	284,500	176,300	26,000	434,800		
						Previous Owner SPEAR, ROBERT S. SPEAR, BEVERLY J.  WISCASSET ME 04578 Sale Date: 9/30/2010						1.Level	4.Below St	7.Steep	2018	284,500
2.Rolling	5.Low	8.Rough	2019	284,500	176,300							26,000	434,800			
3.Above St	6.Swampy	9.	2020	284,500	176,300							31,000	429,800			
Utilities	4 Drilled Well	6 Septic System	2021	284,500	176,300							25,000	435,800			
1.Public	4.Dr Well	7.Cesspool	2022	284,500	176,300							24,000	436,800			
Inspection Witnessed By:						2.Water	5.DUG/LAKE	8.	2023	355,600	220,400	25,000	551,000			
						3.Sewer	6.Septic	9.None	2024	355,600	220,400	25,000	551,000			
						Street		1 Paved		Land Data						
						1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes	
						2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code		
3.Gravel	6.Pub Eas	9.NoStreet	11.Regular Lot			%	1.Open Space									
TREE GROWTH PLAN			0	12.Delta Triangle		%	2.Neighborhood A									
CONSERV EASE			0	13.Nabla Triangle		%	3.Topography									
Sale Data				14.Rear Land		%	4.Size/Shape									
Sale Date			1/19/2021	15.Front Foot		%	5.Access									
Price						%	6.Restriction									
X						Sale Type		2 Land & Buildings				7.Corner/Locatio				
						1.Land	4.Mobile	7.	Square Foot		Square Feet			8.View/Environ		
						2.L & B	5.Other	8.	16.Regular Lot		%		9.Fract Share			
						3.Building	6.	9.	17.Secondary Site		%		Acres			
						Financing	1 Conventional		18.Secondary Site		%		30.Rear 20+			
Notes:						1.Convent	4.Seller	7.	19.Condominium		%		31.Waterfront Rea			
						2.FHA/VA	5.Private	8.	20.Base Homesite		%		32.Open Space			
						3.Assumed	6.Cash	9.Unknown			%		33.RestrictEsm			
						Validity	2 Related Parties			Fract. Acre		Acreage/Sites		34.PASTURE 1		
						1.Valid	4.Split	7.Renovate	21.HS Size Adj	24	1.00	100	%	0	35.HORTICULTURAL-	
2004-SPLIT 1 ACRE TO CUSHMAN POINT ROAD, NOW TOWN ROAD. 9/30/10-Robert S. Spear passed away leaving Beverly J. Spear as owner.						2.Related	5.Partial	8.Other	22.Base Waterfron	25	1.00	100	%	0	36.Pasture 3	
						3.Distress	6.Exempt	9.Foreclose	23.Deep WF Size A	31	10.00	100	%	0	37.Software	
						Verified	5 Public Record		Acres	31	3.00	100	%	0	38.Mixed Wood	
						1.Buyer	4.Agent	7.Family	24.Base Waterfron		%		39.Hardwood			
						2.Seller	5.Pub Rec	8.Other	25.Shallow WF Siz		%		40.Wasteland			
WISCASSET						3.Lender	6.MLS	9.	26.Base Water Inf		%		41.CAMP SITE			
										Total Acreage		14.00		42.Mobile Home Si		
														43.Condo Site		
														44.Site Improve		
														45.CAMP SITE		
										46.PAVING/00						


# WISCASSET

Map Lot R07-020-A

Account 928

Location 144 WESTPORT BRIDGE ROAD

Card 1 Of 1 9/26/2024

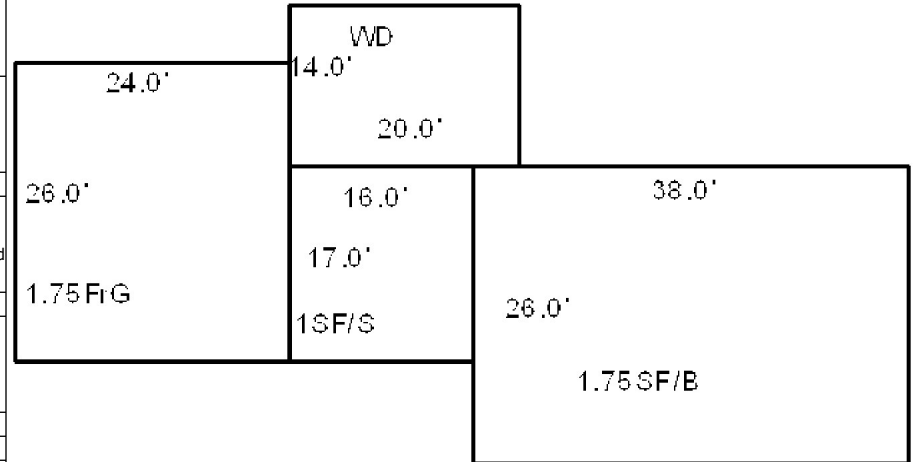
Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>5 One &amp; 3/4 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>2 WOOD SHINGLE</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>988</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>4</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1985</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/05/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	272	0 0	0	0 %	0 %	
78 1.75 ST	0	624	0 0	0	0 %	0 %	
68 Wood Deck	0	252	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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






**WISCASSET**

Map Lot R07-020-A1

Account 929

Location CUSHMAN POINT ROAD

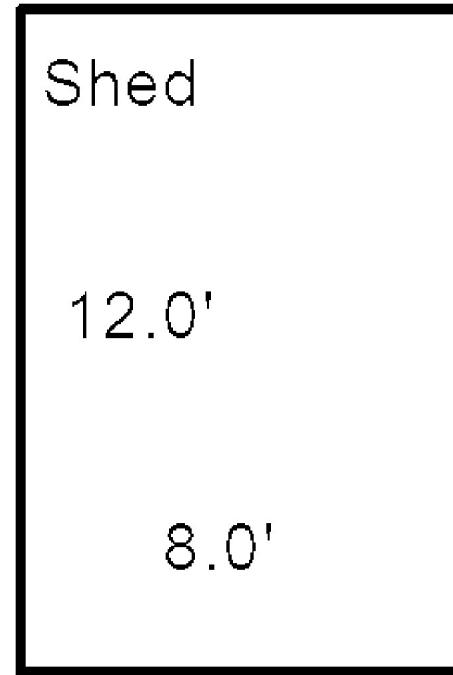
Card 1 Of 1 9/26/2024

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 <b>100%</b>	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 <b>0%</b>	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 <b>5 Estimated</b>
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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/07/2007

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	2014	96	4 100	4	0 %	100 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot R07-020-A2			Account 930			Location 56 CUSHMAN POINT ROAD			Card 1 Of 1			9/26/2024			
FARRELL, MICHAEL J FARRELL, GABRIELLE M 56 CUSHMAN POINT ROAD WISCASSET ME 04578  B5763P295						Property Data			Assessment Record						
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	129,800	150,000	16,000	263,800		
						FARM LAND YEAR 0			2012	129,800	150,000	16,000	263,800		
						OPEN SPACE YEAR 0			2013	129,800	150,000	16,000	263,800		
Previous Owner TRACY, THEODORE R J/T TRACY, ELEANOR G 56 CUSHMAN POINT ROAD WISCASSET ME 04578 Sale Date: 8/24/2021						Zone/Land Use 14 SHORE RESIDENTIA			2014	129,800	150,000	16,000	263,800		
						Secondary Zone			2015	129,800	150,000	16,000	263,800		
									2016	129,800	150,000	21,000	258,800		
						Topography 7 Steep			2017	129,800	150,000	26,000	253,800		
Previous Owner COBB, JAMES K. COBB, MELISSA D.  LUNENBURG MA 01462 Sale Date: 6/20/2002						1.Level 4.Below St 7.Steep	2018	129,800	150,000	26,000	253,800				
						2.Rolling 5.Low 8.Rough	2019	129,800	150,000	26,000	253,800				
						3.Above St 6.Swampy 9.	2020	129,800	150,000	31,000	248,800				
						Utilities 4 Drilled Well 6 Septic System			2021	129,800	150,000	31,000	248,800		
						1.Public 4.Dr Well 7.Cesspool	2022	129,800	150,000	0	279,800				
						2.Water 5.DUG/LAKE 8.	2023	162,300	198,600	0	360,900				
						3.Sewer 6.Septic 9.None	2024	162,300	198,600	0	360,900				
						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 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot						1.Open Space								
TREE GROWTH PLAN 0							2.Neighborhood A								
CONSERV EASE 0							3.Topography								
Sale Data						4.Size/Shape									
Sale Date 8/24/2021							5.Access								
Price 400,000							6.Restriction								
Sale Type 2 Land & Buildings							7.Corner/Locatio								
1.Land 4.Mobile 7.		Square Foot	Square Feet					8.View/Environ							
2.L & B 5.Other 8.							9.Fract Share								
3.Building 6. 9.							Acres								
Financing 9 Unknown						30.Rear 20+									
1.Convent 4.Seller 7.							31.Waterfront Rea								
2.FHA/VA 5.Private 8.							32.Open Space								
3.Assumed 6.Cash 9.Unknown							33.RestrictEsm								
Validity 1 Arms Length Sale	Fract. Acre		Acreage/Sites					34.PASTURE 1							
1.Valid 4.Split 7.Renovate	21.HS Size Adj	24	1.00	100	%	0	35.HORTICULTURAL-								
2.Related 5.Partial 8.Other	22.Base Waterfron	25	1.00	100	%	0	36.Pasture 3								
3.Distress 6.Exempt 9.Foreclose	23.Deep WF Size A	31	1.10	100	%	0	37.Softwood								
Verified 5 Public Record							38.Mixed Wood								
1.Buyer 4.Agent 7.Family	24.Base Waterfron						39.Hardwood								
2.Seller 5.Pub Rec 8.Other	25.Shallow WF Siz						40.Wasteland								
3.Lender 6.MLS 9.	26.Base Water Inf						41.CAMP SITE								
								42.Mobile Home Si							
								43.Condo Site							
								44.Site Improve							
						Total Acreage 2.10		45.CAMP SITE							
								46.PAVING/00							

WISCASSET

# WISCASSET

Map Lot R07-020-A2


Account 930

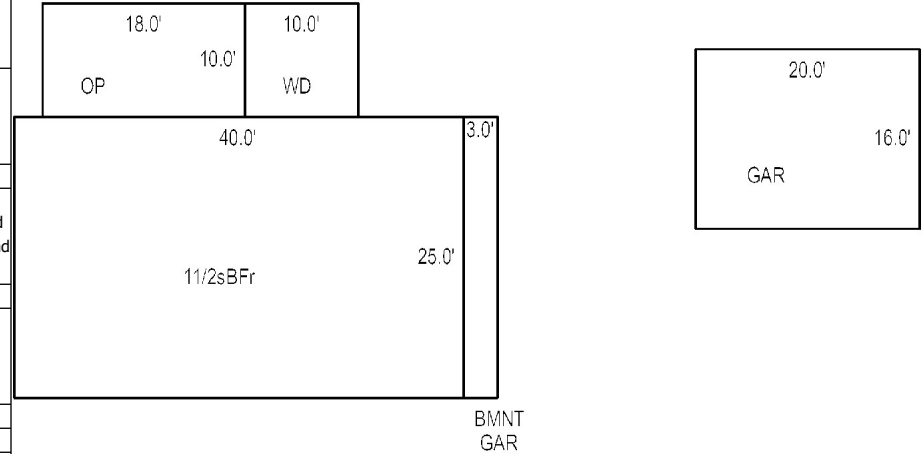
Location 56 CUSHMAN POINT ROAD

Card 1

Of 1

9/26/2024

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>5 One &amp; 3/4 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>100% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1000</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1999</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>2</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Date Inspected 2/07/2007

Additions, Outbuildings & Improvements								Sound Value
Type	Year	Units	Grade	Cond	Phys.	Funct.		
23 Frame Garage	0	75	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	2003	320	3 100	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	2022	100	3 100	4	0 %	100 %		3.THREE STORY FR
21 Open Frame	2022	180	3 100	4	0 %	100 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



LACOMBE, BRENDA J 60 CUSHMAN POINT RD WISCASSET ME 04578 USA			Property Data			Assessment Record						
			Neighborhood <b>109 SOUTHEAST</b>			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year <b>0</b>			2011	128,500	213,300	0	341,800		
			FARM LAND YEAR <b>0</b>			2012	128,500	213,300	10,000	331,800		
			OPEN SPACE YEAR <b>0</b>			2013	128,500	213,300	10,000	331,800		
B4529P142 B5269P248 Previous Owner CLANCY, JOSEPH P III			Zone/Land Use <b>14 SHORE RESIDENTIA</b>			2014	128,500	213,300	10,000	331,800		
			Secondary Zone			2015	128,500	213,300	10,000	331,800		
						2016	128,500	213,300	15,000	326,800		
						Topography <b>7 Steep</b>			2017	128,500	213,300	20,000
			60 CUSHMAN POINT ROAD WISCASSET ME 04578 Sale Date: 6/15/2018 Previous Owner CORMIER, JASON S. C/O JOSEPH P. CLANCY, III 60 CUSHMAN POINT ROAD WISCASSET ME 04578 Sale Date: 5/23/2012 Previous Owner UNITED STATES OF AMERICA US ARMY CORPS OF ENGINEERS C/O JASON CORMIER WISCASSET ME 04578 Sale Date: 5/21/2010			1.Level           4.Below St       7.Steep 2.Rolling       5.Low           8.Rough 3.Above St     6.Swampy       9.			2018	128,500	213,300	20,000
Utilities <b>4 Drilled Well</b> <b>6 Septic System</b>						2019	128,500	213,300	0	341,800		
1.Public       4.Dr Well       7.Cesspool 2.Water       5.DUG/LAKE     8. 3.Sewer       6.Septic       9.None						2020	128,500	213,300	25,000	316,800		
Street <b>1 Paved</b>						2021	128,500	213,300	25,000	316,800		
1.Paved       4.Proposed     7. 2.Semi Imp   5.Private       8. 3.Gravel      6.Pub Eas     9.NoStreet						2022	128,500	213,300	24,000	317,800		
TREE GROWTH PLAN <b>0</b>						2023	160,600	266,700	25,000	402,300		
CONSERV EASE <b>0</b>						2024	160,600	266,700	25,000	402,300		
Sale Data						Land Data						
Sale Date <b>6/15/2018</b>						Front Foot	Type	Effective		Influence		Influence Codes
Price <b>310,000</b>								Frontage	Depth	Factor	Code	
Sale Type <b>2 Land &amp; Buildings</b>			11.Regular Lot					%		1.Open Space		
1.Land       4.Mobile       7.			12.Delta Triangle					%		2.Neighborhood A		
2.L & B       5.Other       8.			13.Nabla Triangle					%		3.Topography		
3.Building   6.			14.Rear Land			%		4.Size/Shape				
Financing <b>9 Unknown</b>			15.Front Foot			%		5.Access				
1.Convent   4.Seller       7.			Square Foot		Square Feet				6.Restriction			
2.FHA/VA   5.Private       8.							%		7.Corner/Locatio			
3.Assumed   6.Cash       9.Unknown							%		8.View/Environ			
Validity <b>1 Arms Length Sale</b>							%		9.Fract Share			
1.Valid       4.Split       7.Renovate							%		<b>Acres</b>			
2.Related   5.Partial       8.Other			Fract. Acre		Acreage/Sites				30.Rear 20+			
3.Distress   6.Exempt       9.Foreclose							%		31.Waterfront Rea			
Verified <b>5 Public Record</b>							%		32.Open Space			
1.Buyer       4.Agent       7.Family					24	1.00	100	%	0	33.RestrictEsm		
2.Seller      5.Pub Rec   8.Other					25	1.00	100	%	0	34.PASTURE 1		
3.Lender      6.MLS       9.			31	1.00	100	%	0	35.HORTICULTURAL-				
Notes: 2004-PREVIOUS OWNER: GREGG & EILEEN JONES BK1466 PG118 ALSO QUITCLAIM DEED FROM TOWN OF WISCASSET BK3114 PG92. 2007-DIVORCE DECREE RECORDED PREVIOUS BK3114 PG94. PROPERTY TO BE SOLD AND SPLIT EQUALLY. 10/23/07-Removed homestead exemption for 2008 2010-Previous owner: Robert Zeigler BK3114 PG94 bought 6/2003 for \$227,500. Then sold to Army Corp of Engineers for \$372,750 on 7/28/2009 BK4180 PG255. Then sold 5/21/10 to WISCASSET for \$269,900, who then sold 5/23/12 for \$269,900.			27.Influence W Si		Total Acreage		2.00		36.Pasture 3			
			28.Rear Land 1-10							37.Softwood		
			29.Rear Land 11-2							38.Mixed Wood		
										39.Hardwood		
										40.Wasteland		
										41.CAMP SITE		
										42.Mobile Home Si		
										43.Condo Site		
										44.Site Improveveme		
										45.CAMP SITE		
							46.PAVING/00					

# WISCASSET

Map Lot R07-020-A3


Account 931

Location 60 CUSHMAN POINT ROAD

Card 1

Of 1

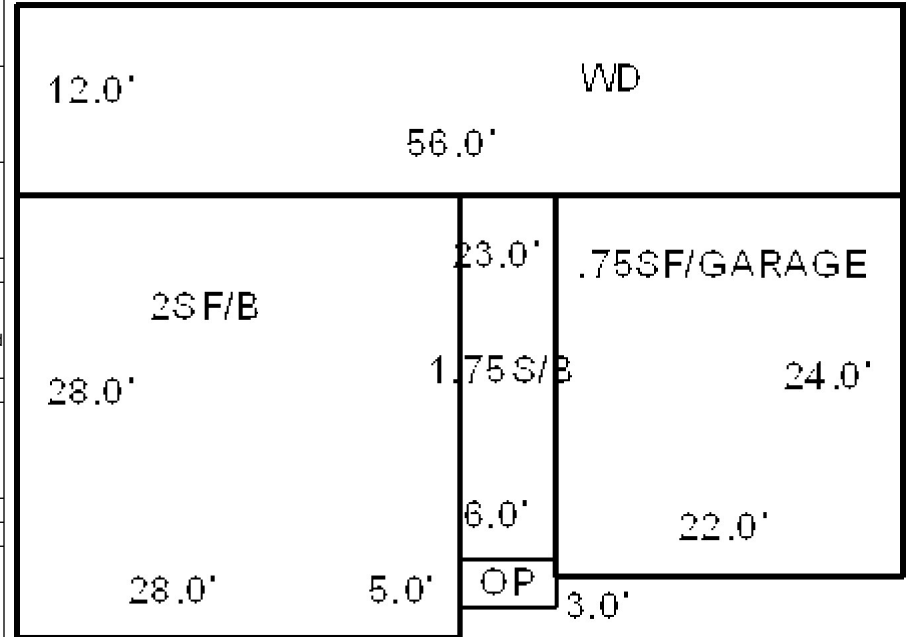
9/26/2024

Building Style <b>5 Colonial</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>2 Two Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>1 GOOD</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>1 GOOD</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>784</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>4</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1994</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>1</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>1</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/07/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	396	0 0	0	0 %	0 %		1.ONE STORY FRAM
92 3/4S AD/GAR.....	0	528	0 0	0	0 %	0 %		2.TWO STORY FRAM
21 Open Frame	0	18	0 0	0	0 %	0 %		3.THREE STORY FR
68 Wood Deck	0	672	3 100	4	0 %	100 %		4.1 & 1/2 STORY
15 1.75 Story/BSMT	0	138	0 0	0	0 %	0 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot R07-020-A4

Account 932

Location 66 CUSHMAN POINT ROAD

Card 1 Of 1 9/26/2024

MOCLAIR, WILLIAM M(TRUSTEE)  
MOCLAIR, JENNIFER M(TRUSTEE)  
MOCLAIR FAMILY REVOCABLE TRUST  
WISCASSET ME 04578

B5411P176

Previous Owner  
SMITH, LAWRENCE M  
SMITH, DAWN  
19 ORCHARD LANE  
BATH ME 04530  
Sale Date: 7/26/2019

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2/27/07-ADJUSTED GRADE BACK TO B/100 AND C/100 DECK.

WISCASSET

Property Data			Assessment Record									
Neighborhood <b>109 SOUTHEAST</b>  Tree Growth Year <b>0</b> FARM LAND YEAR <b>0</b> OPEN SPACE YEAR <b>0</b>			Year	Land		Buildings		Exempt	Total			
			2011	128,500		148,100		16,000	260,600			
			2012	128,500		148,100		16,000	260,600			
			2013	128,500		148,100		16,000	260,600			
Zone/Land Use <b>14 SHORE RESIDENTIA</b>  Secondary Zone			2014	128,500		148,100		16,000	260,600			
			2015	128,500		148,100		16,000	260,600			
			2016	128,500		148,100		21,000	255,600			
Topography <b>4 Below Street</b> <b>7 Steep</b>			2017	128,500		148,100		26,000	250,600			
1.Level                4.Below St                7.Steep			2018	128,500		148,100		26,000	250,600			
2.Rolling                5.Low                8.Rough			2019	128,500		148,100		26,000	250,600			
3.Above St                6.Swampy                9.			2020	128,500		148,100		0	276,600			
Utilities <b>4 Drilled Well</b> <b>6 Septic System</b>			2021	128,500		148,100		0	276,600			
1.Public                4.Dr Well                7.Cesspool			2022	128,500		148,100		0	276,600			
2.Water                5.DUG/LAKE                8.			2023	160,600		185,100		0	345,700			
3.Sewer                6.Septic                9.None			2024	160,600		185,100		0	345,700			
Street <b>1 Paved</b>			Land Data									
1.Paved                4.Proposed                7.												
2.Semi Imp                5.Private                8.			Front Foot	Type	Effective		Influence		Influence Codes			
3.Gravel                6.Pub Eas                9.NoStreet					Frontage	Depth	Factor	Code				
TREE GROWTH PLAN <b>0</b>					11.Regular Lot			%			1.Open Space	
CONSERV EASE <b>0</b>					12.Delta Triangle			%			2.Neighborhood A	
Sale Data					13.Nabla Triangle			%			3.Topography	
					14.Rear Land			%			4.Size/Shape	
Sale Date <b>7/26/2019</b>					15.Front Foot			%			5.Access	
Price <b>272,000</b>								%			6.Restriction	
Sale Type <b>2 Land &amp; Buildings</b>			Square Foot		Square Feet				Acres			
1.Land                4.Mobile                7.							%			7.Corner/Locatio		
2.L & B                5.Other                8.							%			8.View/Environ		
3.Building                6.                9.							%			9.Fract Share		
Financing <b>9 Unknown</b>							%			30.Rear 20+		
1.Convent                4.Seller                7.							%			31.Waterfront Rea		
2.FHA/VA                5.Private                8.							%			32.Open Space		
3.Assumed                6.Cash                9.Unknown							%			33.RestrictEsm		
Validity <b>1 Arms Length Sale</b>			Fract. Acre		Acreage/Sites				Acres			
1.Valid                4.Split                7.Renovate					24	1.00		100		%	0	35.HORTICULTURAL-
2.Related                5.Partial                8.Other					25	1.00		100		%	0	36.Pasture 3
3.Distress                6.Exempt                9.Foreclose					31	1.00		100		%	0	37.Softwood
										%		38.Mixed Wood
Verified <b>5 Public Record</b>			24.Base Waterfron				%		39.Hardwood			
1.Buyer                4.Agent                7.Family			25.Shallow WF Siz				%		40.Wasteland			
2.Seller                5.Pub Rec                8.Other			26.Base Water Inf				%		41.CAMP SITE			
3.Lender                6.MLS                9.			27.Influence W Si				%		42.Mobile Home Si			
			28.Rear Land 1-10	Total Acreage    2.00								
			29.Rear Land 11-2									

# WISCASSET

Map Lot R07-020-A4

Account 932

Location 66 CUSHMAN POINT ROAD

Card 1

Of 1

9/26/2024

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>5 One &amp; 3/4 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>936</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1989</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>1</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		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	
23 Frame Garage	0	576	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	0	336	3 100	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

10.0'	36.0'	WD
26.0'	1.75 sf/b	24.0'
		GAR



KRAUSSE, ALDEN A  
TERPILOWSKI, IAN  
2404 NORTHRIDGE COURT  
PHOENIXVILLE PA 19460

B5580P211

Previous Owner  
HERRICK, LLOYD C  
VENTRESCA, DEBORAH L

PARIS ME 04271  
Sale Date: 9/09/2020

## Property Data

Neighborhood	<b>109 SOUTHEAST</b>	
Tree Growth Year	<b>0</b>	
FARM LAND YEAR	<b>0</b>	
OPEN SPACE YEAR	<b>0</b>	
Zone/Land Use	<b>14 SHORE RESIDENTIA</b>	
Secondary Zone		
Topography	<b>1 Level</b>	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities	<b>9 NoWater/NoSewer</b>	
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None

## Assessment Record

Year	Land	Buildings	Exempt	Total
2011	141,200	0	0	141,200
2012	141,200	0	0	141,200
2013	141,200	0	0	141,200
2014	141,200	0	0	141,200
2015	141,200	0	0	141,200
2016	141,200	0	0	141,200
2017	141,200	0	0	141,200
2018	141,200	0	0	141,200
2019	141,200	0	0	141,200
2020	141,200	0	0	141,200
2021	141,200	0	0	141,200
2022	141,200	0	0	141,200
2023	176,600	0	0	176,600
2024	176,600	0	0	176,600

## Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Location
						8.View/Environ
<b>Square Foot</b>		<b>Square Feet</b>				9.Fract Share
16.Regular Lot				%		<b>Acres</b>
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-
<b>Fract. Acre</b>		<b>Acreage/Sites</b>				36.Pasture 3
21.HS Size Adj	24	1.00	100	%	0	37.Softwood
22.Base Waterfront	25	1.00	100	%	0	38.Mixed Wood
23.Deep WF Size A	31	1.98	100	%	0	39.Hardwood
<b>Acres</b>				%		40.Wasteland
24.Base Waterfront				%		41.CAMP SITE
25.Shallow WF Siz				%		42.Mobile Home Si
26.Base Water Inf				%		43.Condo Site
27.Influence W Si				%		44.Site Improve
28.Rear Land 1-10				%		45.CAMP SITE
29.Rear Land 11-2				%		46.PAVING/00
		<b>Total Acreage</b>		2.98		

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

# WISCASSET

**WISCASSET**

Map Lot R07-020-A5

Account 933

Location CUSHMAN 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 <b>100%</b>			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 <b>0%</b>			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 <b>0</b>		
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 <b>0</b>					
Date Inspected			1.Owner 4.Agent 7.			2.Relative 5.Estimate 8.		
			2.Relative 5.Estimate 8.			3.Tenant 6.Other 9.		
<b>Additions, Outbuildings &amp; Improvements</b>								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   R07-020-B

Account   934

Location   CUSHMAN POINT ROAD

Card   1   Of   1   9/26/2024

COHEN, ALLEN S  
COHEN, MELISSA V  
BOOTHBAY HARBOR ME 04538

Property Data

Neighborhood   **109 SOUTHEAST**

Tree Growth Year   **0**

FARM LAND YEAR   **0**

OPEN SPACE YEAR   **0**

Zone/Land Use   **14 SHORE RESIDENTIA**

Secondary Zone

Topography   **1 Level**

1.Level   4.Below St   7.Steep

2.Rolling   5.Low   8.Rough

3.Above St   6.Swampy   9.

Utilities   **9 NoWater/NoSewer**

1.Public   4.Dr Well   7.Cesspool

2.Water   5.DUG/LAKE   8.

3.Sewer   6.Septic   9.None

Street   **1 Paved**

1.Paved   4.Proposed   7.

2.Semi Imp   5.Private   8.

3.Gravel   6.Pub Eas   9.NoStreet

TREE GROWTH PLAN   **0**

CONSERV EASE   **0**

Sale Data

Sale Date

Price

Sale Type

1.Land   4.Mobile   7.

2.L & B   5.Other   8.

3.Building   6.   9.

Financing

1.Convent   4.Seller   7.

2.FHA/VA   5.Private   8.

3.Assumed   6.Cash   9.Unknown

Validity

1.Valid   4.Split   7.Renovate

2.Related   5.Partial   8.Other

3.Distress   6.Exempt   9.Foreclose

Verified

1.Buyer   4.Agent   7.Family

2.Seller   5.Pub Rec   8.Other

3.Lender   6.MLS   9.

Assessment Record

Year

Land

Buildings

Exempt

Total

2011

6,300

0

0

6,300

2012

6,300

0

0

6,300

2013

6,300

0

0

6,300

2014

6,300

0

0

6,300

2015

6,300

0

0

6,300

2016

6,300

0

0

6,300

2017

6,300

0

0

6,300

2018

6,300

0

0

6,300

2019

6,300

0

0

6,300

2020

6,300

0

0

6,300

2021

6,300

0

0

6,300

2022

6,300

0

0

6,300

2023

7,900

0

0

7,900

2024

7,900

0

0

7,900

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

24

1.00

5

%

6

22.Base Waterfron

25

0.10

100

%

0

23.Deep WF Size A

%

Acres

%

24.Base Waterfron

%

25.Shallow WF Siz

%

26.Base Water Inf

%

27.Influence W Si

%

28.Rear Land 1-10

%

29.Rear Land 11-2

%

Total Acreage   0.10

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

WISCASSET

# WISCASSET

Map Lot R07-020-B

Account 934

Location CUSHMAN 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 <b>100%</b>			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 <b>0%</b>			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 <b>4 Unoccupied</b>		
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 <b>5 Estimate</b>		
						1.Owner	4.Agent	7.
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.

Date Inspected

## Additions, Outbuildings & Improvements

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





# WISCASSET

Map Lot R07-020-B1


Account 935

Location 141 CUSHMAN POINT ROAD

Card 1

Of 1

9/26/2024

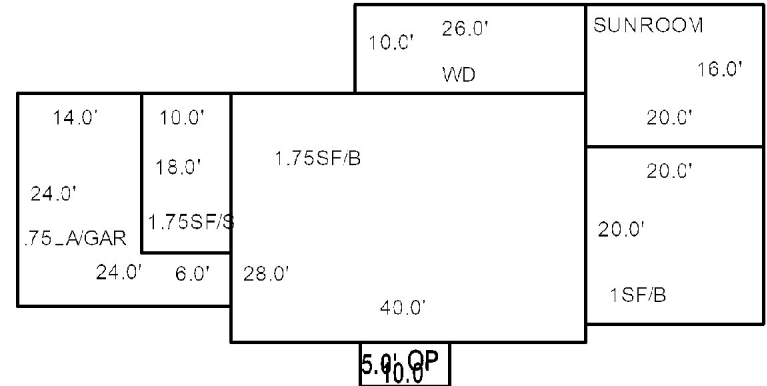
Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>1</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>5 One &amp; 3/4 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>100% 1 Refrig A/C</b>	Insulation <b>1 Full</b>
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 <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>1 GOOD</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>5 Very Good 105%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>1 GOOD</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1120</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>8</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1996</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>1</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/10/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
15 1.75 Story/BSMT	0	180	0 0	0	0 %	0 %		1.ONE STORY FRAM
11 1	0	400	0 0	0	0 %	0 %		2.TWO STORY FRAM
92 3/4S AD/GAR.....	0	396	0 0	0	0 %	0 %		3.THREE STORY FR
68 Wood Deck	0	260	3 100	0	0 %	100 %		4.1 & 1/2 STORY
342 PIER.....	1999	562	3 100	4	0 %	50 %		5.1 & 3/4 STORY
24 Frame Shed	1999	112	0 0	0	0 %	0 %		6.2 & 1/2 STORY
62 Patio	2001	875	0 0	0	0 %	0 %		21.Open Frame Por
24 Frame Shed	2002	180	0 0	0	0 %	0 %		22.Encl Frame Por
22 Encl Frame Porch	2005	320	0 0	0	0 %	0 %		23.Frame Garage
21 Open Frame	2017	50	9 100	4	0 %	100 %		24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic

SHED 8X14



SHED 10X18





# WISCASSET

Map Lot R07-020-B2


Account 936

Location 135 CUSHMAN POINT ROAD

Card 1

Of 1

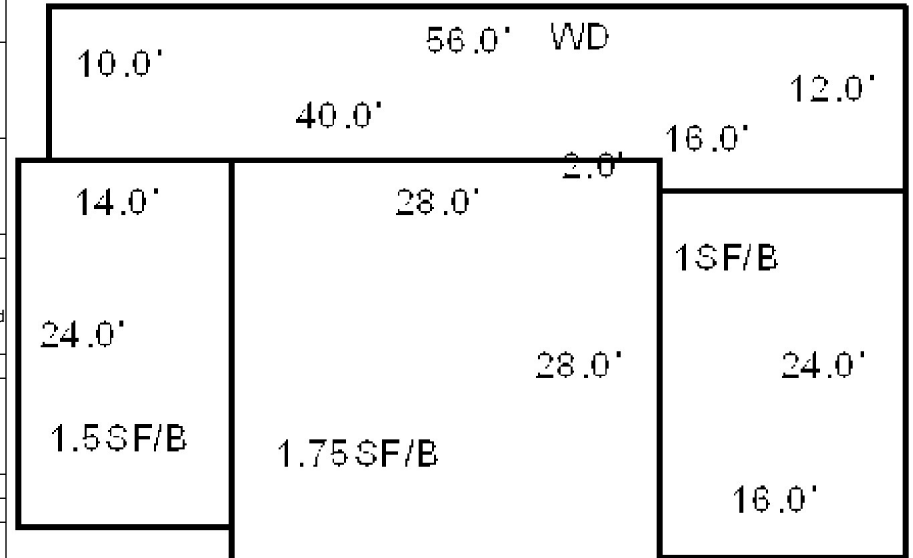
9/26/2024

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>1</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>5 One &amp; 3/4 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>100% 9 None</b>	Insulation <b>1 Full</b>
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 <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>784</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>4</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>2000</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>2</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>5 Estimate</b>
		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	
4 1 & 1/2 STORY FR	2000	336	0 0	0	0 %	100 %		1.ONE STORY FRAM
11 1	2000	384	0 0	0	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	2001	592	3 100	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	2005	48	3 100	4	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	2005	40	3 100	4	0 %	100 %		5.1 & 3/4 STORY
68 Wood Deck	2005	44	3 100	4	0 %	100 %		6.2 & 1/2 STORY
340 FLOAT &	2005	230	3 100	4	0 %	50 %		21.Open Frame Por
342 PIER.....	2005	330	3 100	4	0 %	50 %		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic





# WISCASSET

Map Lot R07-020-B3


Account 937

Location 129 CUSHMAN POINT ROAD

Card 1

Of 2

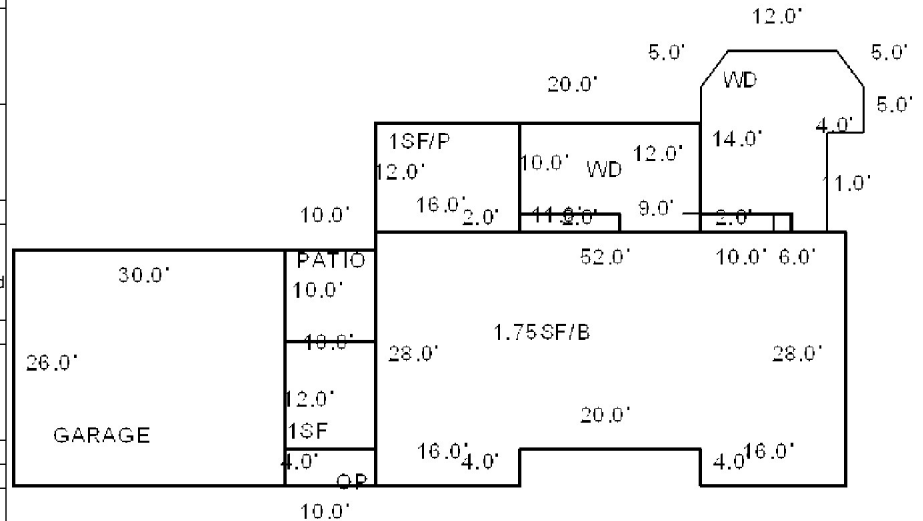
9/26/2024

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>1032</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>4 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>1</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>5 One &amp; 3/4 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>1 GOOD</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 105%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>1 GOOD</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1376</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>7</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>2001</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>3</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>1</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/24/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	2001	120	0 0	4	0 %	100 %		1.ONE STORY FRAM
1 ONE STORY	2001	192	0 0	4	0 %	100 %		2.TWO STORY FRAM
77 1.50 ST	2001	780	0 0	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	2001	324	3 100	4	0 %	100 %		4.1 & 1/2 STORY
340 FLOAT &	2001	290	3 100	4	0 %	50 %		5.1 & 3/4 STORY
68 Wood Deck	2001	218	3 100	4	0 %	100 %		6.2 & 1/2 STORY
21 Open Frame	2001	80	0 0	4	0 %	100 %		21.Open Frame Por
21 Open Frame	2001	40	0 0	4	0 %	100 %		22.Encl Frame Por
26 1SFr Overhang	2001	42	0 0	4	0 %	100 %		23.Frame Garage
62 Patio	2001	120	0 100	4	0 %	100 %		24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic



Map Lot R07-020-B3

Account 937

Location 129 CUSHMAN POINT ROAD

Card 2 Of 2 9/26/2024

LIESER, DAVID E L/T  
LIESER, DAN W. (TRUSTEES DEBRA K.LIESER REV.TRUST)  
WISCASSET ME 04578

B4239P193

Previous Owner  
LIESER, DEBRA KAY (DEWISEE)  
LIESER, DAVID E. L/T

WISCASSET ME 04578  
Sale Date: 12/15/2009

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood <b>109 SOUTHEAST</b>			Year	Land	Buildings	Exempt	Total		
			2011	0	1,500	0	1,500		
Tree Growth Year <b>0</b>			2012	0	1,500	0	1,500		
FARM LAND YEAR <b>0</b>			2013	0	1,500	0	1,500		
OPEN SPACE YEAR <b>0</b>			2014	0	1,500	0	1,500		
Zone/Land Use <b>14 SHORE RESIDENTIA</b>			2015	0	1,500	0	1,500		
			2016	0	1,500	0	1,500		
Secondary Zone			2017	0	1,500	0	1,500		
Topography <b>1 Level</b>			2018	0	1,500	0	1,500		
			2019	0	1,500	0	1,500		
1.Level           4.Below St       7.Steep			2020	0	1,500	0	1,500		
2.Rolling       5.Low           8.Rough			2021	0	1,500	0	1,500		
3.Above St     6.Swampy       9.			2022	0	1,500	0	1,500		
Utilities <b>4 Drilled Well</b> <b>6 Septic System</b>			2023	0	1,900	0	1,900		
1.Public       4.Dr Well       7.Cesspool			2024	0	1,900	0	1,900		
2.Water       5.DUG/LAKE     8.			Land Data						
3.Sewer       6.Septic       9.None									
Street <b>1 Paved</b>			Front Foot	Type	Effective		Influence		Influence Codes
1.Paved       4.Proposed     7.					Frontage	Depth	Factor	Code	
2.Semi Imp   5.Private       8.						%		1.Open Space	
3.Gravel      6.Pub Eas     9.NoStreet						%		2.Neighborhood A	
TREE GROWTH PLAN <b>0</b>						%		3.Topography	
CONSERV EASE <b>0</b>						%		4.Size/Shape	
Sale Data			Square Foot		Square Feet				Acres
Sale Date <b>12/15/2009</b>							%		
Price <b>150,000</b>						%		31.Waterfront Rea	
Sale Type <b>2 Land &amp; Buildings</b>						%		32.Open Space	
1.Land           4.Mobile       7.						%		33.RestrictEsm	
2.L & B       5.Other       8.						%		34.PASTURE 1	
3.Building      6.           9.					%		35.HORTICULTURAL-		
Financing <b>9 Unknown</b>			Fract. Acre		Acreage/Sites				
1.Convent      4.Seller       7.							%		
2.FHA/VA      5.Private     8.						%		37.Softwood	
3.Assumed     6.Cash       9.Unknown						%		38.Mixed Wood	
Validity <b>2 Related Parties</b>						%		39.Hardwood	
1.Valid       4.Split       7.Renovate						%		40.Wasteland	
2.Related     5.Partial     8.Other			Acres						
3.Distress   6.Exempt     9.Foreclose							%		
Verified <b>5 Public Record</b>						%		42.Mobile Home Si	
1.Buyer      4.Agent       7.Family						%		43.Condo Site	
2.Seller      5.Pub Rec    8.Other						%		44.Site Improveve	
3.Lender      6.MLS       9.						%		45.CAMP SITE	
			Total Acreage		0.00				

**WISCASSET**

Map Lot R07-020-B3

Account 937

Location 129 CUSHMAN POINT 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 <b>100%</b>			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 <b>0%</b>			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 <b>0</b>		
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 <b>0</b>		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected 3/24/2007								
<b>Additions, Outbuildings &amp; Improvements</b>								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
26 1SFr Overhang	2001	22	0 105	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    R07-020-B4

Account    938

Location    127 CUSHMAN POINT ROAD

Card    1    Of    1    9/26/2024

EBERHARD, DOROTHY V  
16 PACKARD DRIVE  
MIDDLETOWN NJ 07748

B5902P51 B5902P54

Property Data

Neighborhood    **109 SOUTHEAST**

Tree Growth Year    **0**

FARM LAND YEAR    **0**

OPEN SPACE YEAR    **0**

Zone/Land Use    **14 SHORE RESIDENTIA**

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    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    331,100    269,700    0    600,800

2012    331,100    269,700    0    600,800

2013    331,100    269,700    0    600,800

2014    331,100    269,700    0    600,800

2015    331,100    269,700    0    600,800

2016    331,100    269,700    0    600,800

2017    331,100    269,700    0    600,800

2018    331,100    269,700    0    600,800

2019    331,100    269,700    0    600,800

2020    331,100    269,700    0    600,800

2021    331,100    269,700    0    600,800

2022    331,100    269,700    0    600,800

2023    413,900    337,100    0    751,000

2024    413,900    337,100    0    751,000

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

3.20

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:

2004-SPLIT 0.26 ACRES TO CUSHMAN POINT ROAD, NOW TOWN ROAD

WISCASSET



Map Lot   R07-020-B5

Account   939

Location   117 CUSHMAN POINT ROAD

Card   1   Of   1   9/26/2024

WHITAKER, ETHAN  
WHITAKER, INGRID J  
WISCASSET ME 04578

B5622P263

Property Data

Neighborhood   **109 SOUTHEAST**

Tree Growth Year   **0**

FARM LAND YEAR   **0**

OPEN SPACE YEAR   **0**

Zone/Land Use   **14 SHORE RESIDENTIA**

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   6 Septic System**

1.Public   4.Dr Well   7.Cesspool

2.Water   5.DUG/LAKE   8.

3.Sewer   6.Septic   9.None

Street   **1 Paved**

1.Paved   4.Proposed   7.

2.Semi Imp   5.Private   8.

3.Gravel   6.Pub Eas   9.NoStreet

TREE GROWTH PLAN   **0**

CONSERV EASE   **0**

Sale Data

Sale Date   **9/01/1999**

Price   **89,500**

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   325,300   201,800   0   527,100

2012   325,300   201,800   10,000   517,100

2013   325,300   201,800   10,000   517,100

2014   325,300   201,800   10,000   517,100

2015   325,300   201,800   10,000   517,100

2016   325,300   201,800   15,000   512,100

2017   325,300   201,800   20,000   507,100

2018   325,300   201,800   20,000   507,100

2019   325,300   201,800   20,000   507,100

2020   325,300   201,800   25,000   502,100

2021   325,300   201,800   25,000   502,100

2022   325,300   201,800   24,000   503,100

2023   406,600   251,800   25,000   633,400

2024   406,600   251,800   25,000   633,400

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

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

2.75

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:

2002-ADDED DECK

WISCASSET

# WISCASSET

Map Lot R07-020-B5

Account 939

Location 117 CUSHMAN POINT ROAD

Card 1 Of 1 9/26/2024

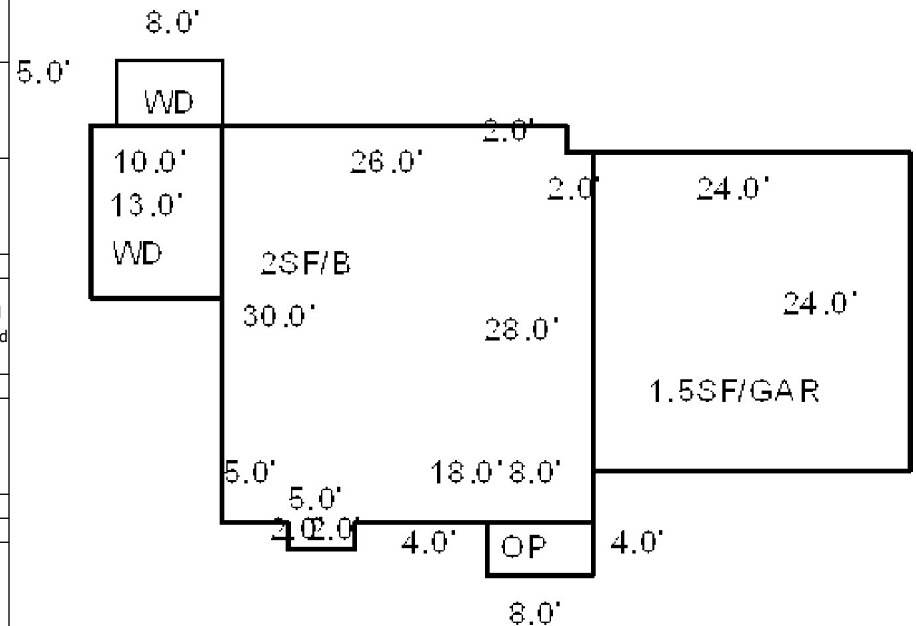
Building Style <b>5 Colonial</b>	SF Bsmt Living <b>210</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>9 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>1</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>2 Two Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>100% 9 None</b>	Insulation <b>1 Full</b>
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 <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 105%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>846</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>7</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>4</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1999</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>1</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Date Inspected 2/07/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
93 1/2S AD/GAR.....	1999	576	4 105	4	0 %	100 %		1.ONE STORY FRAM
21 Open Frame	1999	36	4 105	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	2001	130	3 100	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	2001	170	3 100	4	0 %	100 %		4.1 & 1/2 STORY
340 FLOAT &	2001	240	3 100	4	0 %	50 %		5.1 & 3/4 STORY
21 Open Frame	0	32	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





# WISCASSET

Map Lot R07-020-B6


Account 940

Location 105 CUSHMAN POINT ROAD

Card 1

Of 1

9/26/2024

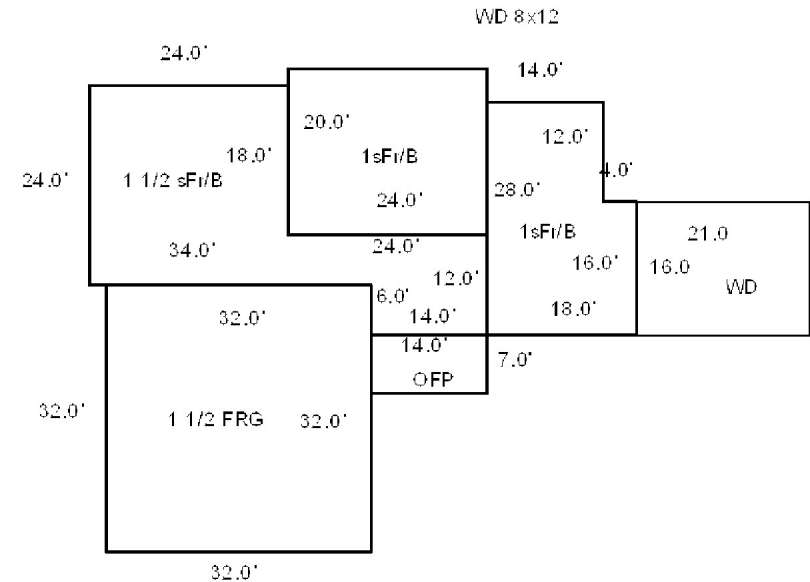
Building Style <b>7 Modern/Contemp.</b>	SF Bsmt Living <b>1090</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>9 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>100% 1 Refrig A/C</b>	Insulation <b>1 Full</b>
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 <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>1 GOOD</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>1 GOOD</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>804</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>9</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>4</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1989</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>1</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/07/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	0	480	0 0	0	0 %	0 %	
21 Open Frame	0	98	0 0	0	0 %	0 %	
77 1.50 ST	0	1024	0 0	0	0 %	0 %	
68 Wood Deck	0	336	3 100	0	0 %	0 %	
68 Wood Deck	0	64	3 100	0	0 %	0 %	
24 Frame Shed	2001	102	0 0	0	0 %	100 %	
340 FLOAT &	2001	320	3 100	4	0 %	50 %	
11 1	0	456	0 0	0	0 %	100 %	
					%	%	
					%	%	

Shed 102 sf





**WISCASSET**

Map Lot R07-020-B7

Account 941

Location CUSHMAN 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 <b>100%</b>			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 <b>100%</b>			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 <b>4 Unoccupied</b>		
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 <b>5 Estimate</b>					
Date Inspected 2/07/2007			1.Owner 4.Agent 7.			2.Relative 5.Estimate 8.		
			2.Relative 5.Estimate 8.			3.Tenant 6.Other 9.		
<b>Additions, Outbuildings &amp; Improvements</b>								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 R07-021

Account 942

Location WESTPORT 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 <b>100%</b>			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 <b>100%</b>			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 <b>4 Unoccupied</b>		
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 <b>5 Estimate</b>					
			1.Owner 4.Agent 7.					
			2.Relative 5.Estimate 8.					
			3.Tenant 6.Other 9.					
Date Inspected 2/07/2007								
<b>Additions, Outbuildings &amp; Improvements</b>								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 R07-021-A

Account 943

Location 182 WESTPORT BRIDGE ROAD

Card 1 Of 1 9/26/2024

EGGLESTON(TRUSTEE), MICHAEL S  
EGGLESTON(TRUSTEE), MICHELE  
MICHAEL S & MICHELE EGGLESTON TRUST  
ENCINTAS CA 92024

B5622P176

Previous Owner  
MAYNES, ROBERT R J/T  
MAYNES, KATHLEEN A  
182 WESTPORT BRIDGE ROAD  
WISCASSET ME 04578  
Sale Date: 11/20/2020

Previous Owner  
BELANGER, JEANNINE P & WILFRED W  
TRUSTEES/JEANNINE P BELANGER LIVIN  
182 WESTPORT BRIDGE ROAD  
WISCASSET ME 04578  
Sale Date: 8/29/2005

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

10/18/04-DISCOVERED HOUSE HAS ELECTIRC HEAT NOT FWA. ALSO VINYL SIDING NOT T-111  
2006-FORMER OWNER: WILFRED & JEANNINE BELANGER BK2286 PG45.  
2009-new addition added in 2009

WISCASSET

Property Data			Assessment Record							
Neighborhood <b>109 SOUTHEAST</b>  Tree Growth Year <b>0</b> FARM LAND YEAR <b>0</b> OPEN SPACE YEAR <b>0</b>			Year	Land		Buildings		Exempt	Total	
			2011	288,800		120,100		10,000	398,900	
			2012	288,800		120,100		10,000	398,900	
			2013	288,800		120,100		10,000	398,900	
Zone/Land Use <b>14 SHORE RESIDENTIA</b>			2014	288,800		120,100		10,000	398,900	
Secondary Zone			2015	288,800		120,100		10,000	398,900	
			2016	288,800		120,100		15,000	393,900	
Topography <b>4 Below Street 7 Steep</b>			2017	288,800		120,100		20,000	388,900	
1.Level	4.Below St	7.Steep	2018	288,800		120,100		20,000	388,900	
2.Rolling	5.Low	8.Rough	2019	288,800		120,100		20,000	388,900	
3.Above St	6.Swampy	9.	2020	288,800		120,100		25,000	383,900	
Utilities <b>4 Drilled Well 6 Septic System</b>			2021	288,800		120,100		0	408,900	
1.Public	4.Dr Well	7.Cesspool	2022	288,800		120,100		0	408,900	
2.Water	5.DUG/LAKE	8.	2023	360,900		150,200		0	511,100	
3.Sewer	6.Septic	9.None	2024	360,900		150,200		0	511,100	
Street <b>1 Paved</b>			Land Data							
1.Paved	4.Proposed	7.								
2.Semi Imp	5.Private	8.	Front Foot		Type	Effective		Influence		Influence Codes
3.Gravel	6.Pub Eas	9.NoStreet				Frontage	Depth	Factor	Code	
TREE GROWTH PLAN <b>0</b>			11.Regular Lot				%		1.Open Space	
CONSERV EASE <b>0</b>			12.Delta Triangle				%		2.Neighborhood A	
Sale Data			13.Nabla Triangle				%		3.Topography	
			14.Rear Land				%		4.Size/Shape	
Sale Date <b>11/20/2020</b>			15.Front Foot				%		5.Access	
Price <b>430,000</b>							%		6.Restriction	
Sale Type <b>2 Land &amp; Buildings</b>							%		7.Corner/Locatio	
1.Land	4.Mobile	7.	Square Foot		Square Feet				8.View/Environ	
2.L & B	5.Other	8.					%		9.Fract Share	
3.Building	6.	9.	16.Regular Lot				%		Acres	
Financing <b>9 Unknown</b>			17.Secondary Site				%		30.Rear 20+	
			18.Secondary Site				%		31.Waterfront Rea	
1.Convent	4.Seller	7.	19.Condominium				%		32.Open Space	
2.FHA/VA	5.Private	8.	20.Base Homesite				%		33.RestrictEsm	
3.Assumed	6.Cash	9.Unknown					%		34.PASTURE 1	
Validity <b>1 Arms Length Sale</b>			Fract. Acre		Acreage/Sites				35.HORTICULTURAL-	
1.Valid	4.Split	7.Renovate			22	1.00	95 %	7	36.Pasture 3	
2.Related	5.Partial	8.Other	23	1.00	100 %	0	37.Softwood			
3.Distress	6.Exempt	9.Foreclose				%		38.Mixed Wood		
Verified <b>5 Public Record</b>			24.Base Waterfron				%		39.Hardwood	
1.Buyer	4.Agent	7.Family	25.Shallow WF Siz				%		40.Wasteland	
2.Seller	5.Pub Rec	8.Other	26.Base Water Inf				%		41.CAMP SITE	
3.Lender	6.MLS	9.	27.Influence W Si				%		42.Mobile Home Si	
			28.Rear Land 1-10	Total Acreage 1.00					43.Condo Site	
			29.Rear Land 11-2						44.Site Improve	
									45.CAMP SITE	

# WISCASSET

Map Lot R07-021-A


Account 943

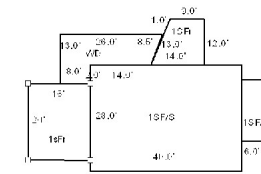
Location 182 WESTPORT BRIDGE ROAD

Card 1

Of 1

9/26/2024

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 9 Not Heated</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1120</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1980</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>5 Concrete Slab</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>9 No Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>3 Information Only</b>
Wet Basement <b>9 No Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



GARAGE 20'X20'

SKETCH CALCULATIONS		Area
Dwelling Area		
2 Ranch		1120.0
First Floor		96.0
Total Dwelling Area		1216.0
Outbuilding Area		
1 ONE STORY FRAME		156.0
1 ONE STORY FRAME		319.6
68 Wood Deck		244.6
Total Outbuilding Area		720.2

Date Inspected 6/02/2009

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	138	0 0	0	0 %	0 %		1.ONE STORY FRAM
1 ONE STORY	0	96	0 0	0	0 %	0 %		2.TWO STORY FRAM
1 ONE STORY	2008	313	3 100	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	0	193	0 0	0	0 %	0 %		4.1 & 1/2 STORY
23 Frame Garage	0	400	0 0	0	0 %	0 %		5.1 & 3/4 STORY
24 Frame Shed	0	36	2 100	2	0 %	100 %		6.2 & 1/2 STORY
24 Frame Shed	0	64	2 100	3	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



02/08/2007



# WISCASSET

Map Lot R07-022

Account 944

Location 145 WESTPORT BRIDGE ROAD

Card 1 Of 2 9/26/2024

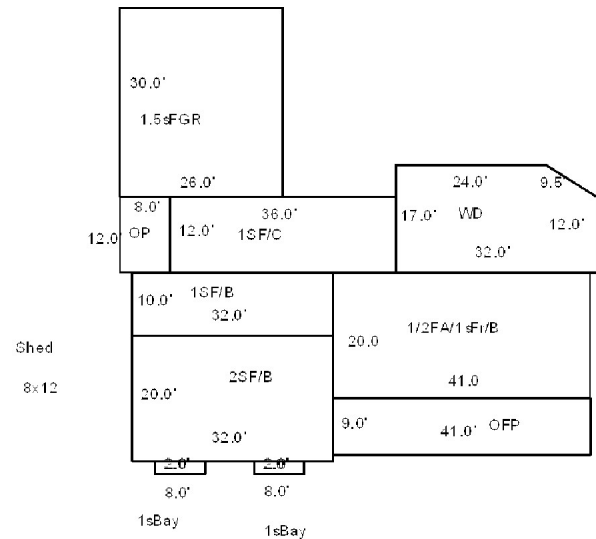
Building Style	5 Colonial		SF Bsmt Living	600		Layout	1 Typical	
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade	2 100		1.Typical	4.	7.
2.Ranch	6.Split	10.Double	HEARTH	0		2.Inadeq	5.	8.
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type	100% 1 Hot Water BB		3.	6.	9.
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic	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.FI/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type	0% 9 None		Insulation	1 Full	
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls	1 CLAPBOARD		3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style	1 GOOD		Unfinished %	0%	
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor	4 Good 105%	
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++ Grad
Roof Surface	1 Asphalt Shingles		Bath(s) Style	1 GOOD		3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)	640	
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition	5 Above Average	
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim	0		# Rooms	6		2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM	0		# Bedrooms	2		3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM	0		# Full Baths	3		Phys. % Good	0%	
Year Built	1989		# Half Baths	1		Funct. % Good	100%	
Year Remodeled	2005		# 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.Defaint	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good	100%	
Basement	4 Full Basement					Economic Code	None	
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.
Bsmt Gar # Cars	0					Entrance Code	3 Information Only	
Wet Basement	1 Dry Basement					1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code	1 Owner	

TRIO

Software

A Division of Harris Computer Systems

Date Inspected 4/09/2007

[illegible]

Map Lot R07-022

Account 944

Location 145 WESTPORT BRIDGE ROAD

Card 2 Of 2 9/26/2024

BELANGER, GABRIEL V  
BELANGER, LINDSEY A  
145 WESTPORT BRIDGE ROAD  
WISCASSET ME 04578

B2869P122 B5007P207

Previous Owner  
REED, PAMALA GAIL

145 WESTPORT BRIDGE ROAD  
WISCASSET ME 04578  
Sale Date: 5/18/2016

Previous Owner  
ANDERSON, VICTOR & LILY  
ANDERSON, KRISTEN

WYOMING RI 02898  
Sale Date: 6/12/2002

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record					
Neighborhood	109 SOUTHEAST		Year	Land	Buildings	Exempt	Total	
Tree Growth Year	0		2017	0	4,600	0	4,600	
FARM LAND YEAR	0		2018	0	4,600	0	4,600	
OPEN SPACE YEAR	0		2019	0	4,600	0	4,600	
Zone/Land Use	14 SHORE RESIDENTIA		2020	0	4,600	0	4,600	
Secondary Zone			2021	0	4,600	0	4,600	
			2022	0	4,600	0	4,600	
Topography	2 Rolling		2023	0	4,900	0	4,900	
1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2024	0	4,900	0	4,900	
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			Land Data					
Sale Date	5/18/2016							
Price	955,000		Front Foot	Type	Effective	Influence	Influence Codes	
Sale Type	2 Land & Buildings				Frontage	Depth		
1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.				11.Regular Lot			1.Open Space	
Financing	9 Unknown			12.Delta Triangle			2.Neighborhood A	
				13.Nabla Triangle			3.Topography	
1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown				14.Rear Land			4.Size/Shape	
Validity	1 Arms Length Sale		Square Foot	15.Front Foot			5.Access	
1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose							6.Restriction	
Verified	5 Public Record						7.Corner/Locatio	
1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.							8.View/Environ	
Fract. Acre							9.Fract Share	
							Acres	
			Acres	Square Feet			30.Rear 20+	
							31.Waterfront Rea	
			Total Acreage	0.00			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 R07-022

Account 944

Location 145 WESTPORT 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 <b>100%</b>			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 <b>0%</b>			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 <b>0</b>		
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 <b>0</b>		
Date Inspected 4/09/2007			1.Owner			4.Agent	7.	
			2.Relative			5.Estimate	8.	
			3.Tenant			6.Other	9.	

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
340 FLOAT &	2016	1	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



**WISCASSET**

Map Lot R07-023

Account 945

Location IN BACK RIVER/COWSEAGAN

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 <b>100%</b>			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 <b>0%</b>			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 <b>4 Unoccupied</b>		
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 <b>5 Estimate</b>					
			1.Owner 4.Agent 7.					
			2.Relative 5.Estimate 8.					
			3.Tenant 6.Other 9.					
Date Inspected 2/07/2007								
<b>Additions, Outbuildings &amp; Improvements</b>								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 R07-024


Account 946

Location 395 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 <b>100%</b>	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 <b>0%</b>	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 <b>5 Estimated</b>
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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

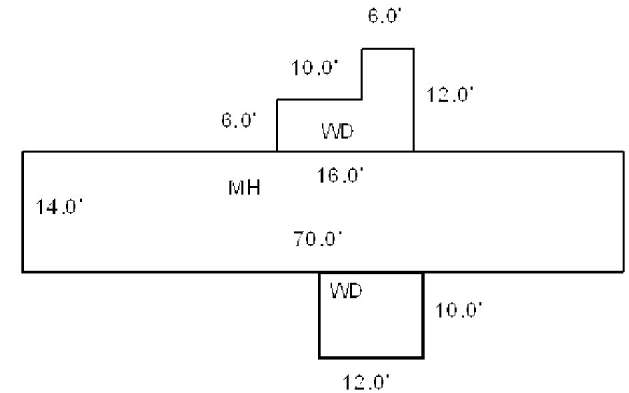
Date Inspected 6/02/2009

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
998 14' Mobile	2005	14x70	2 100	3	0 %	50 %	
68 Wood Deck	0	120	2 100	3	0 %	100 %	
77 1.50 ST	2005	576	2 100	2	0 %	50 %	
61 Canopy	2006	240	2 100	2	0 %	100 %	
24 Frame Shed	2006	96	2 100	2	0 %	100 %	
24 Frame Shed	2006	240	2 100	2	0 %	100 %	
68 Wood Deck	2005	132	2 100	2	0 %	100 %	
					%	%	
					%	%	
					%	%	

GARAGE 24X24

SHED 8X10





# WISCASSET

Map Lot R07-025





Account 947

Location 377 BIRCH POINT ROAD

Card 1

Of 1

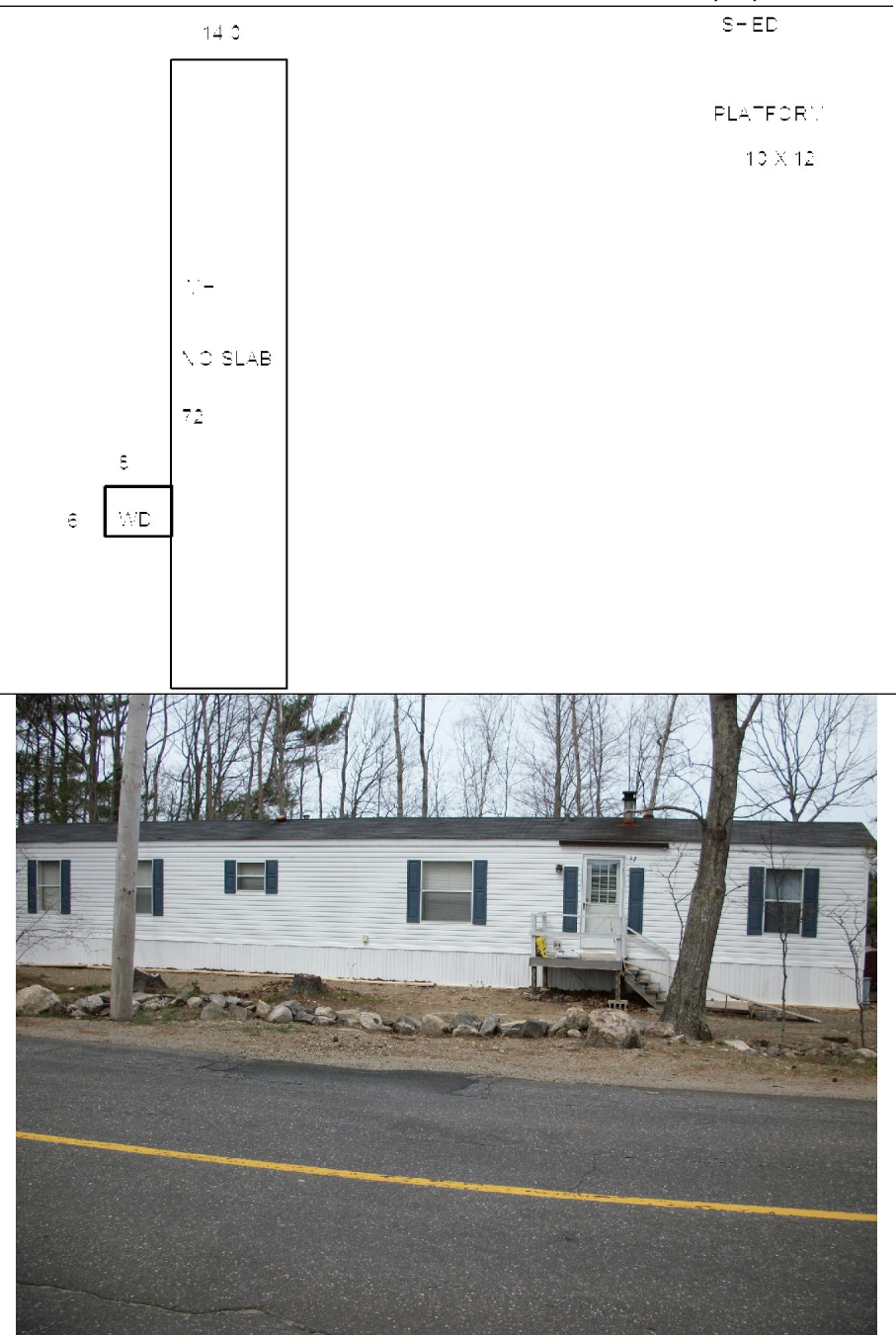
9/26/2024

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 <b>100%</b>	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 <b>0%</b>	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 <b>3 Information Only</b>
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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/03/2010

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	2009	192	3 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	2009	120	3 100	4	0 %	100 %		2.TWO STORY FRAM
998 14' Mobile	1997	14x72	2 95	4	0 %	50 %		3.THREE STORY FR
68 Wood Deck	2010	48	3 100	4	0 %	100 %		4.1 & 1/2 STORY
23 Frame Garage	2012	768	3 100	4	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot R07-025-A

Account 948

Location 367 BIRCH POINT ROAD

Card 1 Of 1 9/26/2024

CAMPBELL, RALPH L J/T  
CAMPBELL, CHERYL B  
HEATHER R. CAMPBELL & JAMES M. CAMPBELL  
367 BIRCH POINT ROAD  
WISCASSET ME 04578  
B5911P72

Previous Owner  
CAMPBELL, RALPH L.  
CAMPBELL, CHERYL B.

WISCASSET ME 04578  
Sale Date: 6/13/2009

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2010-added .09 acres from lot 25  
2011-Removed pool.

WISCASSET

Property Data			Assessment Record				
Neighborhood <b>109 SOUTHEAST</b>  Tree Growth Year <b>0</b> FARM LAND YEAR <b>0</b> OPEN SPACE YEAR <b>0</b> Zone/Land Use <b>21 RURAL</b>  Secondary Zone  Topography <b>2 Rolling</b> 1.Level    4.Below St    7.Steep 2.Rolling    5.Low    8.Rough 3.Above St    6.Swampy    9. Utilities <b>4 Drilled Well</b> <b>6 Septic System</b> 1.Public    4.Dr Well    7.Cesspool 2.Water    5.DUG/LAKE    8. 3.Sewer    6.Septic    9.None Street <b>1 Paved</b> 1.Paved    4.Proposed    7. 2.Semi Imp    5.Private    8. 3.Gravel    6.Pub Eas    9.NoStreet TREE GROWTH PLAN <b>0</b> CONSERV EASE <b>0</b>  <b>Sale Data</b> Sale Date <b>6/13/2009</b> Price Sale Type <b>1 Land Only</b> 1.Land    4.Mobile    7. 2.L & B    5.Other    8. 3.Building    6.    9.  Financing <b>9 Unknown</b> 1.Convent    4.Seller    7. 2.FHA/VA    5.Private    8. 3.Assumed    6.Cash    9.Unknown  Validity <b>1 Arms Length Sale</b> 1.Valid    4.Split    7.Renovate 2.Related    5.Partial    8.Other 3.Distress    6.Exempt    9.Foreclose  Verified <b>5 Public Record</b> 1.Buyer    4.Agent    7.Family 2.Seller    5.Pub Rec    8.Other 3.Lender    6.MLS    9.			Year	Land	Buildings	Exempt	Total
			2011	39,000	110,500	10,000	139,500
			2012	39,000	110,500	10,000	139,500
			2013	39,000	110,500	10,000	139,500
2014	39,000	110,500	10,000	139,500			
2015	39,000	110,500	10,000	139,500			
2016	39,000	110,500	15,000	134,500			
2017	39,000	110,500	20,000	129,500			
2018	39,000	110,500	20,000	129,500			
2019	39,000	110,500	20,000	129,500			
2020	39,000	111,500	25,000	125,500			
2021	39,000	111,500	25,000	125,500			
2022	39,000	111,500	24,000	126,500			
2023	48,700	139,400	25,000	163,100			
2024	48,700	139,400	25,000	163,100			
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 <b>Acres</b> 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improveve 45.CAMP SITE	
		Frontage	Depth	Factor	Code		
				%			
				%			
				%			
				%			
				%			
				%			
Square Foot  16.Regular Lot 17.Secondary Site 18.Secondary Site 19.C Condominium 20.Base Homesite		Square Feet					
				%			
				%			
				%			
				%			
				%			
				%			
				%			
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A <b>Acres</b> 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2		Acreage/Sites					
		20	1.00	100	%	0	
		21	1.00	100	%	0	
		28	1.33	100	%	0	
					%		
					%		
					%		
					%		
Total Acreage		2.33					


# WISCASSET

Map Lot R07-025-A

Account 948

Location 367 BIRCH POINT ROAD

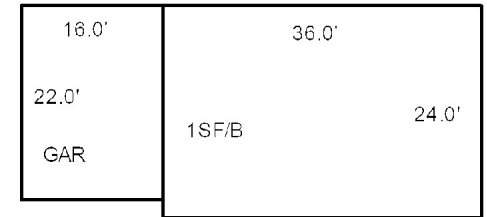
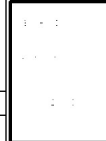
Card 1 Of 1 9/26/2024

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>561</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>9 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>2 WOOD SHINGLE</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>864</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>5 Above Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>4</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1972</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>1</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaitn 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		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	
23 Frame Garage	0	352	0 0	0	0 %	0 %		1.ONE STORY FRAM
24 Frame Shed	2020	192	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



AGPOOL





**WISCASSET**

Map Lot R07-025-B

Account 949

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 <b>100%</b>			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 <b>0%</b>			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 <b>4 Unoccupied</b>		
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 <b>5 Estimate</b>					
			1.Owner 4.Agent 7.					
			2.Relative 5.Estimate 8.					
			3.Tenant 6.Other 9.					
Date Inspected 1/31/2007								
<b>Additions, Outbuildings &amp; Improvements</b>								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 R07-026-001


Account 950

Location 325 BIRCH POINT ROAD

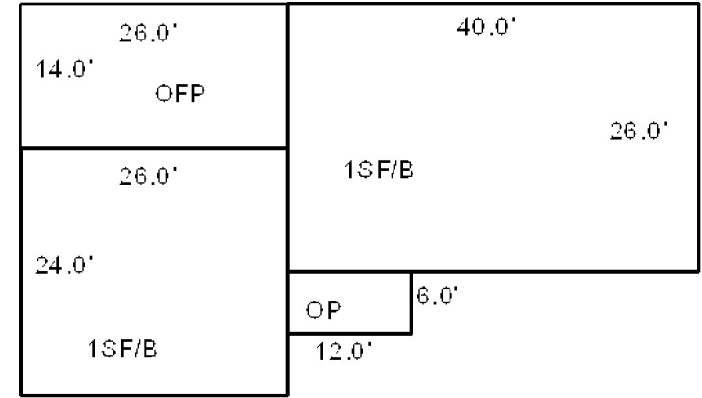
Card 1

Of 1

9/26/2024

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>676</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>9 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1040</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1987</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>1</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>2</b>		Entrance Code <b>3 Information Only</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

1.75\$ SHED 22X28



Date Inspected 1/31/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	0	624	0 0	0	0 %	100 %	
21 Open Frame	0	72	0 0	0	0 %	100 %	
21 Open Frame	0	364	0 0	0	0 %	100 %	
43 2S Frame Garage	1999	616	0 0	0	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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



# WISCASSET

# WISCASSET

Map Lot R07-026-002



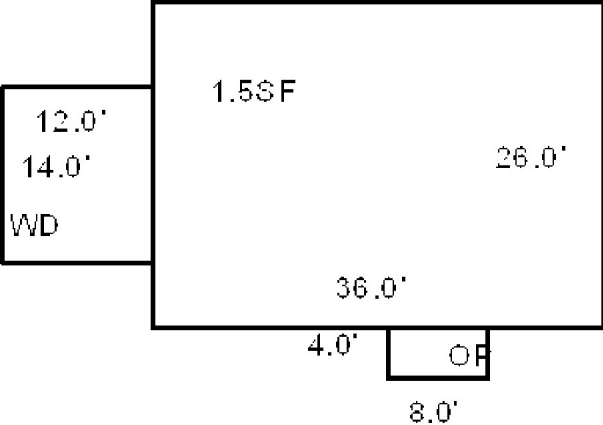
Account 951

Location 331 BIRCH POINT ROAD

Card 1

Of 1

9/26/2024

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>842</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>9 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>100% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>936</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>7</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>5</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>3</b>	Phys. % Good <b>0%</b>
Year Built <b>1998</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		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	
21 Open Frame	1998	168	4 100	4	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	1999	64	4 100	4	0 %	100 %		2.TWO STORY FRAM
21 Open Frame	2001	32	4 100	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	2001	168	0 0	0	0 %	100 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot R07-026-003			Account 952			Location 337 BIRCH POINT ROAD			Card 1		Of 1		9/26/2024		
IACONO, ROBERT 337 BIRCH POINT ROAD WISCASSET ME 04578  B5861P7 B6059P201						Property Data			Assessment Record						
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	37,500	81,100	10,000	108,600		
						FARM LAND YEAR 0			2012	37,500	81,100	10,000	108,600		
						OPEN SPACE YEAR 0			2013	37,500	81,100	10,000	108,600		
Previous Owner MANTEUFFEL, ELIZABETH M & IACONO, DAVID V IACONO, THERESA J & IACONO, ANNIE M. 337 BIRCH POINT ROAD WISCASSET ME 04578 Sale Date: 11/06/2023						Zone/Land Use 21 RURAL			2014	37,500	81,100	10,000	108,600		
						Secondary Zone			2015	37,500	81,100	10,000	108,600		
									2016	37,500	81,100	15,000	103,600		
						Topography 2 Rolling			2017	37,500	81,100	20,000	98,600		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	37,500	81,100	20,000	98,600		
2019	37,500	81,100	0	118,600											
WEST WARWICK RI 02893 Sale Date: 2/14/2022						Utilities 2 Public Water 3 Public Sewer			2020	37,500	81,100	0	118,600		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	37,500	81,100	0	118,600		
									2022	37,500	81,100	0	118,600		
						Street 1 Paved			2023	46,900	101,400	0	148,300		
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2024	46,900	101,400	0	148,300		
Land Data															
WASHINGTON DC 20016 Sale Date: 1/19/2020						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			
											%				
											%				
											%				
Inspection Witnessed By:						Square Foot  16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Square Feet						
										%					
										%					
										%					
										%					
X  Date						Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2			Acreege/Sites						
									20	1.00	100	%	0		
									21	1.00	100	%	0		
									28	0.60	100	%	0		
												%			
Notes: 2005-CODED 80% FACTOR DUE TO LAND SWAMPY AND BOGGY 10/13/09-Per site visit by local appraiser this property is a double wide mobile home and has the metal underneath. Changed record accordingly.						Total Acreage 1.60									
WISCASSET															


# WISCASSET

Map Lot R07-026-003

Account 952

Location 337 BIRCH POINT ROAD

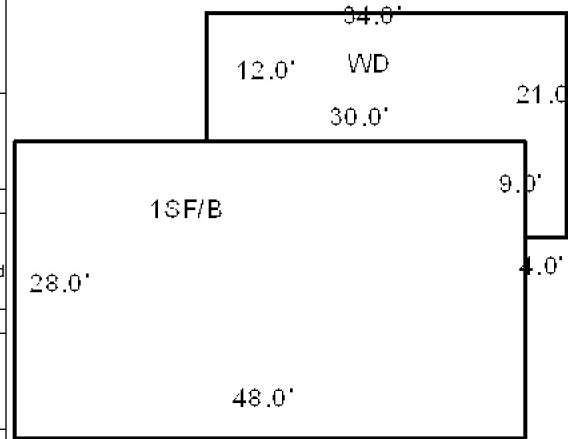
Card 1 Of 1 9/26/2024

Building Style <b>10 Double Wide</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>2 Fair 100%</b>
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 <b>3 Sheet Metal</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1344</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1990</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>3 Information Only</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>2 Relative</b>
		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	
68 Wood Deck	0	444	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	0	576	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



GARAGE 24X24



Card 1 Of 1 9/26/2024

Notes:

2003-PER ARTICLE IN NEWSPAPER STATED 6 BEDROOMS WITH EACH OWN BATH. ASSESSED 2 FULL AND 4 1/2 BATH

2004-PREVIOUS OWNER: EVELYN TREMBLAY BK1268 PG259

4/1/2004-PREVIOUS OWNER: DONALD OLSON. NEW OWNER: FRED & DELIGHT MURRAY, 343 BIRCH POINT ROAD WISCASSET, ME 04578. PREVIOUS BK3032 PG96 BOUGHT FOR 289,000 IN 2004.

2005-BASEMENT REMODELED IN 2004 AND GARAGE ADDED

**WISCASSET**

W/2.6 acres of land acreage from 2.6 acres to 1.6 acres as was changed in error in 2007

Property Data			Assessment Record						
Neighborhood <b>109 SOUTHEAST</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2011	37,500	284,900	0	322,400		
FARM LAND YEAR <b>0</b>			2012	37,500	284,900	0	322,400		
OPEN SPACE YEAR <b>0</b>			2013	37,500	284,900	0	322,400		
Zone/Land Use <b>21 RURAL</b>			2014	37,500	284,900	0	322,400		
Secondary Zone			2015	37,500	284,900	0	322,400		
Topography <b>1 Level</b>			2016	37,500	284,900	0	322,400		
1.Level	4.Below St	7.Steep	2017	37,500	284,900	0	322,400		
2.Rolling	5.Low	8.Rough	2018	37,500	284,900	0	322,400		
3.Above St	6.Swampy	9.	2019	37,500	284,900	0	322,400		
Utilities	<b>2 Public Water</b>	<b>3 Public Sewer</b>	2020	37,500	284,900	0	322,400		
1.Public	4.Dr Well	7.Cesspool	2021	37,500	284,900	0	322,400		
2.Water	5.DUG/LAKE	8.	2022	37,500	284,900	0	322,400		
3.Sewer	6.Septic	9.None	2023	46,900	356,200	0	403,100		
Street	<b>1 Paved</b>		2024	46,900	356,200	0	403,100		
1.Paved	4.Proposed	7.	<b>Land Data</b>						
2.Semi Imp	5.Private	8.							
3.Gravel	6.Pub Eas	9.NoStreet	<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
TREE GROWTH PLAN <b>0</b>			11.Regular Lot				<b>%</b>		1.Open Space
CONSERV EASE <b>0</b>			12.Delta Triangle				<b>%</b>		2.Neighborhood A
<b>Sale Data</b>			13.Nabla Triangle				<b>%</b>		3.Topography
			14.Rear Land				<b>%</b>		4.Size/Shape
Sale Date <b>10/19/2020</b>			15.Front Foot				<b>%</b>		5.Access
Price <b>310,000</b>							<b>%</b>		6.Restriction
Sale Type <b>2 Land &amp; Buildings</b>							<b>%</b>		7.Corner/Locatio
1.Land	4.Mobile	7.	<b>Square Foot</b>		<b>Square Feet</b>				8.View/Environ
2.L & B	5.Other	8.	16.Regular Lot				<b>%</b>		9.Fract Share
3.Building	6.	9.	17.Secondary Site				<b>%</b>		<b>Acres</b>
Financing <b>9 Unknown</b>			18.Secondary Site				<b>%</b>		30.Rear 20+
			19.Condominium				<b>%</b>		31.Waterfront Rea
			20.Base Homesite				<b>%</b>		32.Open Space
1.Convent	4.Seller	7.					<b>%</b>		33.RestrictEsm
2.FHA/VA	5.Private	8.					<b>%</b>		34.PASTURE 1
3.Assumed	6.Cash	9.Unknown					<b>%</b>		35.HORTICULTURAL-
Validity <b>1 Arms Length Sale</b>			<b>Fract. Acre</b>		<b>Acreage/Sites</b>				36.Pasture 3
1.Valid	4.Split	7.Renovate	21.HS Size Adj	20	1.00	100	<b>%</b>	0	37.Softwood
2.Related	5.Partial	8.Other	22.Base Waterfron	21	1.00	100	<b>%</b>	0	38.Mixed Wood
3.Distress	6.Exempt	9.Foreclose	23.Deep WF Size A	28	0.60	100	<b>%</b>	0	39.Hardwood
Verified <b>5 Public Record</b>			<b>Acres</b>				<b>%</b>		40.Wasteland
			24.Base Waterfron				<b>%</b>		41.CAMP SITE
			25.Shallow WF Siz				<b>%</b>		42.Mobile Home Si
1.Buyer	4.Agent	7.Family	26.Base Water Inf				<b>%</b>		43.Condo Site
2.Seller	5.Pub Rec	8.Other	27.Influence W Si	<b>Total Acreage   1.60</b>					44.Site Improve
3.Lender	6.MLS	9.	28.Rear Land 1-10						
			29.Rear Land 11-2						46.PAVING/00

# WISCASSET

Map Lot R07-026-004




Account 953

Location 343 BIRCH POINT ROAD

Card 1

Of 1

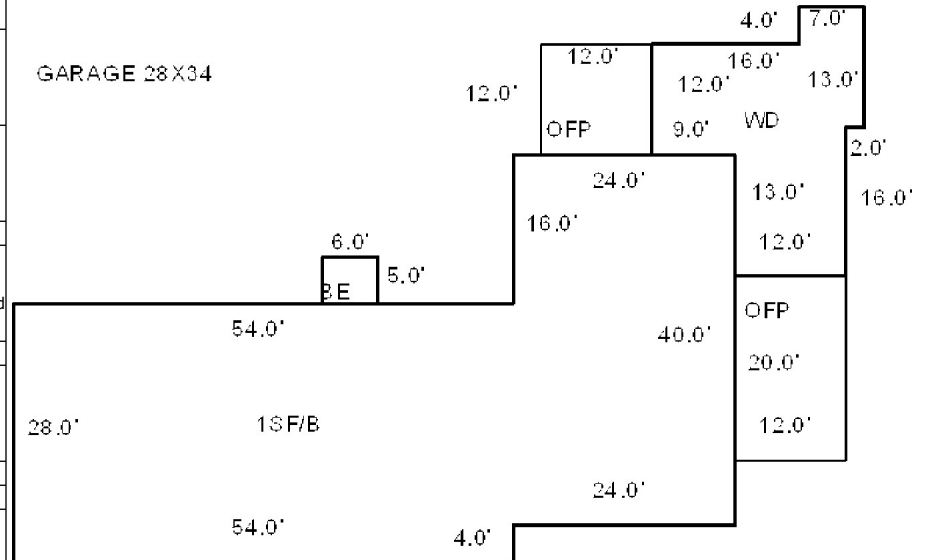
9/26/2024

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>1936</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>9 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>2472</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>15</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>8</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1986</b>	# Half Baths <b>4</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>2004</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>1</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaitn 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>80%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>Other.....</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>2 Relative</b>
		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	
21 Open Frame	0	240	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	1999	490	0 0	0	0 %	0 %		2.TWO STORY FRAM
21 Open Frame	1999	144	0 0	0	0 %	0 %		3.THREE STORY FR
77 1.50 ST	2005	952	0 0	0	0 %	0 %		4.1 & 1/2 STORY
90 BSMT ENTRY.....	1986	30	0 0	0	0 %	0 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot    R07-026-005

Account    954

Location    349 BIRCH POINT ROAD

Card    1    Of    1    9/26/2024

ISSLER, KELLY A  
ISSLER, FALLON YVETTE  
349 BIRCH POINT  
WISCASSET ME 04578  
  
B5530P242  
Previous Owner  
BABINEAU, LUCIEN R  
BABINEAU, LOUISE E  
  
WISCASSET ME 04578  
Sale Date: 6/05/2020

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    6/05/2020

Price    325,000

Sale Type    2 Land & Buildings

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

Financing    9 Unknown

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

Validity    1 Arms Length Sale

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

Verified    5 Public Record

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

Assessment Record

Year    Land    Buildings    Exempt    Total

2011    37,700    217,300    10,000    245,000

2012    37,700    217,300    10,000    245,000

2013    37,700    217,300    10,000    245,000

2014    37,700    217,300    10,000    245,000

2015    37,700    217,300    10,000    245,000

2016    37,700    217,300    15,000    240,000

2017    37,700    217,300    20,000    235,000

2018    37,700    217,300    20,000    235,000

2019    37,700    217,300    20,000    235,000

2020    37,700    217,300    25,000    230,000

2021    37,700    217,300    0    255,000

2022    37,700    217,300    0    255,000

2023    47,100    271,600    0    318,700

2024    47,100    271,600    0    318,700

Land Data

Front Foot

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

Type

Effective

Influence

Influence Codes

Square Foot

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

Square Feet

Fract. Acre

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

Acres

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

Acreege/Sites

Total Acreege    1.70

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 R07-026-005

Account 954

Location 349 BIRCH POINT ROAD

Card 1 Of 1 9/26/2024

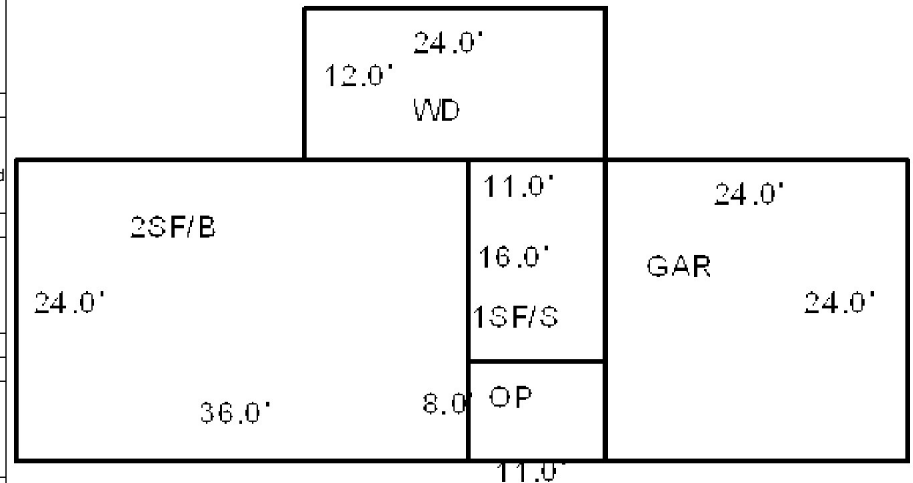
Building Style <b>5 Colonial</b>	SF Bsmt Living <b>500</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>9 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>2 Two Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>864</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>5 Above Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1985</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>3 Information Only</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		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	176	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 Open Frame	0	88	0 0	0	0 %	0 %		2.TWO STORY FRAM
78 1.75 ST	0	576	0 0	0	0 %	0 %		3.THREE STORY FR
73 AB.GR. POOL.....	0	1	3 100	4	99 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	2001	288	3 100	4	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

AGPOOL



Map Lot R07-026-006			Account 955			Location 356 BIRCH POINT ROAD			Card 1		Of 1		9/26/2024		
WALKER, JULIA T LORING, EVAN J 356 BIRCH POINT ROAD WISCASSET ME 04578  B5743P298						Property Data			Assessment Record						
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	37,500	88,500	0	126,000		
						FARM LAND YEAR 0			2012	37,500	88,500	0	126,000		
						OPEN SPACE YEAR 0			2013	37,500	88,500	0	126,000		
Previous Owner BELAND, MARK S J/T BELAND, DESSIE L 356 BIRCH POINT ROAD WISCASSET ME 04578 Sale Date: 7/14/2021						Zone/Land Use 21 RURAL			2014	37,500	88,500	0	126,000		
						Secondary Zone			2015	37,500	88,500	0	126,000		
									2016	37,500	88,500	0	126,000		
						Topography 4 Below Street			2017	37,500	104,800	0	142,300		
						Previous Owner ANDREWS, DEBRA A. C/O MARK S. & DESSIE L. BELAND 356 BIRCH POINT ROAD WISCASSET ME 04578 Sale Date: 6/14/2007						1.Level 4.Below St 7.Steep	2018	37,500	104,800
2.Rolling 5.Low 8.Rough	2019	37,500	107,600	0	145,100										
3.Above St 6.Swampy 9.	2020	37,500	107,600	0	145,100										
Utilities 4 Drilled Well 3 Public Sewer	2021	37,500	107,600	0	145,100										
1.Public 4.Dr Well 7.Cesspool	2022	37,500	107,600	0	145,100										
2.Water 5.DUG/LAKE 8.	2023	46,900	134,600	0	181,500										
3.Sewer 6.Septic 9.None	2024	46,900	134,600	0	181,500										
Land Data															
Front Foot		Type	Effective		Influence							Influence Codes			
			Frontage	Depth	Factor								Code		
					%	1.Open Space									
					%	2.Neighborhood A									
					%	3.Topography									
					%	4.Size/Shape									
					%	5.Access									
					%	6.Restriction									
Square Foot			Square Feet				7.Corner/Locatio								
				%	8.View/Environ										
				%	9.Fract Share										
				%	Acres										
				%	30.Rear 20+										
				%	31.Waterfront Rea										
				%	32.Open Space										
				%	33.RestrictEsm										
				%	34.PASTURE 1										
				%	35.HORTICULTURAL-										
Fract. Acre			Acreage/Sites				36.Pasture 3								
			20	1.00	100	%	0	37.Softwood							
			21	1.00	100	%	0	38.Mixed Wood							
			28	0.61	100	%	0	39.Hardwood							
						%		40.Wasteland							
						%		41.CAMP SITE							
						%		42.Mobile Home Si							
						%		43.Condo Site							
Total Acreage 1.61							44.Site Improve								
							45.CAMP SITE								
							46.PAVING/00								
Inspection Witnessed By:						Sale Data									
						Sale Date 7/14/2021									
						Price 210,000									
						Sale Type 2 Land & Buildings									
						1.Land 4.Mobile 7.									
X						2.L. & B 5.Other 8.									
						3.Building 6. 9.									
						Financing 9 Unknown									
						1.Convent 4.Seller 7.									
						2.FHA/VA 5.Private 8.									
Notes: '19 Nah garage appears complete. '18 W/ Mrs. N/C '17 w/ tenant agg 24x32 garage inc. 7/10/07-FORMER OWNER: DEBRA A. ANDREWS BK1735 PG210. 2011-No longer live in town, removed homestead exemption.						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									
WISCASSET						Verified 5 Public Record									
						1.Buyer 4.Agent 7.Family									
						2.Seller 5.Pub Rec 8.Other									
						3.Lender 6.MLS 9.									

# WISCASSET

Map Lot R07-026-006


Account 955

Location 356 BIRCH POINT ROAD

Card 1

Of 1

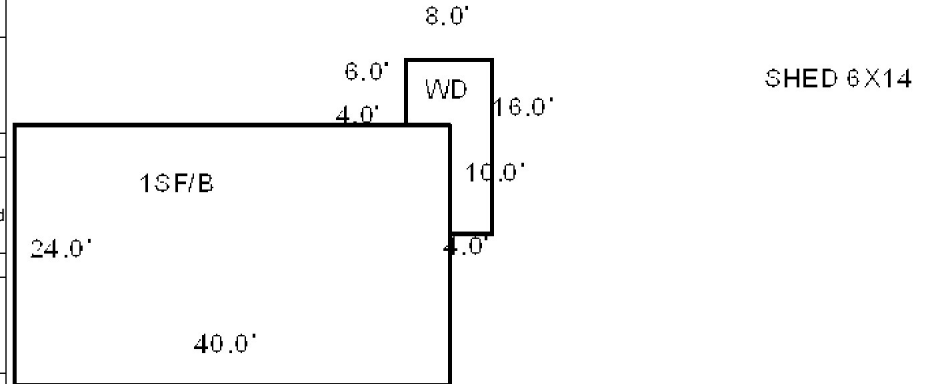
9/26/2024

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>960</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>5 Above Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1992</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/10/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	0	84	2 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	2005	88	0 0	0	0 %	0 %		2.TWO STORY FRAM
90 BSMT ENTRY.....	0	24	0 0	0	0 %	0 %		3.THREE STORY FR
23 Frame Garage	2016	768	3 100	4	0 %	100 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot   R07-026-007

Account   956

Location   361 BIRCH POINT ROAD

Card   1   Of   1   9/26/2024

JONES, KELLY L  
JONES, SHERRI B  
WISCASSET ME 04578

B1384P204

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   **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

Price

Sale Type

1.Land   4.Mobile   7.

2.L & B   5.Other   8.

3.Building   6.   9.

Financing

1.Convent   4.Seller   7.

2.FHA/VA   5.Private   8.

3.Assumed   6.Cash   9.Unknown

Validity

1.Valid   4.Split   7.Renovate

2.Related   5.Partial   8.Other

3.Distress   6.Exempt   9.Foreclose

Verified

1.Buyer   4.Agent   7.Family

2.Seller   5.Pub Rec   8.Other

3.Lender   6.MLS   9.

Assessment Record

Year

Land

Buildings

Exempt

Total

2011

37,300

96,500

10,000

123,800

2012

37,300

96,500

10,000

123,800

2013

37,300

96,500

10,000

123,800

2014

37,300

96,500

10,000

123,800

2015

37,300

96,500

10,000

123,800

2016

37,300

96,500

15,000

118,800

2017

37,300

96,500

20,000

113,800

2018

37,300

96,500

20,000

113,800

2019

37,300

96,500

20,000

113,800

2020

37,300

96,500

25,000

108,800

2021

37,300

96,500

25,000

108,800

2022

37,300

96,500

24,000

109,800

2023

46,600

120,600

25,000

142,200

2024

46,600

120,600

25,000

142,200

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

Acreege/Sites

%

21.HS Size Adj

20

1.00

100

%

0

22.Base Waterfron

21

1.00

100

%

0

23.Deep WF Size A

28

0.50

100

%

0

Acres

%

24.Base Waterfron

%

25.Shallow WF Siz

%

26.Base Water Inf

%

27.Influence W Si

%

28.Rear Land 1-10

%

29.Rear Land 11-2

%

Total Acreage   1.50

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

2003-PATIO ADDED IN 2002 IS NOW ONE STORY FRAME

WISCASSET




# WISCASSET

Map Lot R07-026-007

Account 956

Location 361 BIRCH POINT ROAD

Card 1 Of 1 9/26/2024

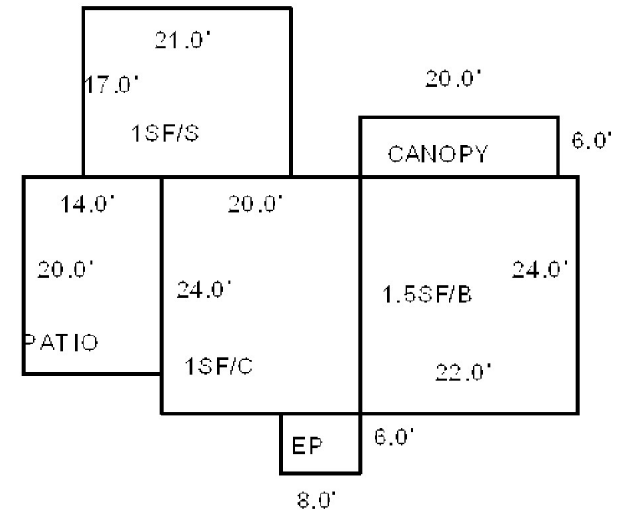
Building Style <b>6 Split Level</b>	SF Bsmt Living <b>160</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>9 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>2 WOOD SHINGLE</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>528</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1982</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>2002</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>2 1/2 Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>5 Estimate</b>
		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	
61 Canopy	0	120	0 0	0	0 %	0 %		1.ONE STORY FRAM
22 Encl Frame Porch	0	48	0 0	0	0 %	0 %		2.TWO STORY FRAM
1 ONE STORY	0	480	0 0	0	0 %	0 %		3.THREE STORY FR
73 AB.GR. POOL.....	0	1	3 100	4	99 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	1999	268	3 100	4	0 %	100 %		5.1 & 3/4 STORY
1 ONE STORY	2002	320	3 100	4	0 %	100 %		6.2 & 1/2 STORY
68 Wood Deck	1982	140	2 100	2	0 %	100 %		21.Open Frame Por
62 Patio	2002	280	3 100	4	0 %	100 %		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

AGPOOL



# WISCASSET

## WISCASSET

Map Lot R07-027

Account 957

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 <b>100%</b>			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 <b>0%</b>			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 <b>4 Unoccupied</b>					
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 <b>5 Estimate</b>					
Date Inspected			1.Owner 4.Agent 7.					
			2.Relative 5.Estimate 8.					
			3.Tenant 6.Other 9.					
<b>Additions, Outbuildings &amp; Improvements</b>								
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 R07-028

Account 2012

Location TWO BRIDGE ROAD

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 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2011	10,000	0	0	10,000	
			FARM LAND YEAR 0			2012	10,000	0	0	10,000	
			OPEN SPACE YEAR 0			2013	10,000	0	0	10,000	
			Zone/Land Use 23 UTILITY ROW			2014	10,000	0	0	10,000	
			Secondary Zone			2015	10,000	0	0	10,000	
						2016	10,000	0	0	10,000	
			Topography 2 Rolling			2017	10,000	0	0	10,000	
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.  Utilities 9 NoWater/NoSewer  1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2018	10,000	0	0	10,000	
2019	10,000	0				0	10,000				
2020	10,000	0				0	10,000				
2021	10,000	0				0	10,000				
2022	10,000	0				0	10,000				
			Street 1 Paved  1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2023	10,600	0	0	10,600	
						2024	10,600	0	0	10,600	
			Land Data								
			Front Foot	Type	Effective		Influence		Influence Codes		
					Frontage	Depth	Factor	Code			
		%				1.Open Space					
		%				2.Neighborhood A					
		%				3.Topography					
		%				4.Size/Shape					
		%				5.Access					
Square Foot		Square Feet				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							
Total Acreage			5.00								

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

Notes:

WISCASSET

# WISCASSET

Map Lot R07-028

Account 2012

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 <b>100%</b>			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 <b>0%</b>			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 <b>4 Unoccupied</b>		
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 <b>5 Estimate</b>					
Date Inspected			1.Owner 4.Agent 7.			2.Relative 5.Estimate 8.		
			3.Tenant 6.Other 9.					
<b>Additions, Outbuildings &amp; Improvements</b>								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   R07-029

Account   958

Location   TWO BRIDGE ROAD

Card   1   Of   1   9/26/2024

FOGG, PETER H

FOGG, TERESA J C

WISCASSET ME 04578

B1178P119

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 Date   **4/01/1994**

Price   **20,000**

Sale Type   **1 Land Only**

1.Land   4.Mobile   7.

2.L & B   5.Other   8.

3.Building   6.   9.

Financing   **9 Unknown**

1.Convent   4.Seller   7.

2.FHA/VA   5.Private   8.

3.Assumed   6.Cash   9.Unknown

Validity   **1 Arms Length Sale**

1.Valid   4.Split   7.Renovate

2.Related   5.Partial   8.Other

3.Distress   6.Exempt   9.Foreclose

Verified   **5 Public Record**

1.Buyer   4.Agent   7.Family

2.Seller   5.Pub Rec   8.Other

3.Lender   6.MLS   9.

Assessment Record

Year

Land

Buildings

Exempt

Total

2011

47,300

0

0

47,300

2012

47,300

0

0

47,300

2013

47,300

0

0

47,300

2014

47,300

0

0

47,300

2015

47,300

0

0

47,300

2016

47,300

0

0

47,300

2017

47,300

0

0

47,300

2018

47,300

0

0

47,300

2019

47,300

0

0

47,300

2020

47,300

0

0

47,300

2021

47,300

0

0

47,300

2022

47,300

0

0

47,300

2023

59,100

0

0

59,100

2024

59,100

0

0

59,100

Land Data

Front Foot

Type

Effective

Influence

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

21.HS Size Adj

22.Base Waterfron

23.Deep WF Size A

Acres

24.Base Waterfron

25.Shallow WF Siz

26.Base Water Inf

27.Influence W Si

28.Rear Land 1-10

29.Rear Land 11-2

Acreege/Sites

20

21

28

1.00

1.00

5.50

100

100

100

%

%

%

0

0

0

Total Acreage   6.50

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

WISCASSET

# WISCASSET

Map Lot R07-029

Account 958

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 <b>100%</b>			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 <b>0%</b>			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 <b>4 Unoccupied</b>		
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 <b>5 Estimate</b>					
Date Inspected			1.Owner 4.Agent 7.			2.Relative 5.Estimate 8.		
			2.Relative 5.Estimate 8.			3.Tenant 6.Other 9.		
<b>Additions, Outbuildings &amp; Improvements</b>								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

CURTIS, SHIRLEY I. & STETSON L. TRUSTEES, SHIRLEY I. CURTIS LIVING TRUST WISCASSET ME 04578			Property Data			Assessment Record						
			Neighborhood    109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year    0			2011	38,300	193,500	16,000	215,800		
			FARM LAND YEAR    0			2012	38,300	193,500	16,000	215,800		
			OPEN SPACE YEAR    0			2013	38,300	193,500	16,000	215,800		
B3178P179 B3771P259 B4768P161 Previous Owner FOGG, JANICE M. FOGG,JR., MERRILL O.  FREEPORT ME 04032			Zone/Land Use    21 RURAL			2014	38,300	205,700	16,000	228,000		
			Secondary Zone			2015	38,300	206,900	16,000	229,200		
						2016	38,300	222,100	21,000	239,400		
						2017	38,300	222,100	26,000	234,400		
			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			Topography                      4 Below Street			2018	38,300	222,100	26,000
2019	38,300	222,100							26,000	234,400		
2020						38,300	222,100	31,000	229,400			
						2021	38,300	222,100	31,000	229,400		
2022						38,300	222,100	29,760	230,640			
						2023	47,900	277,600	31,000	294,500		
Street                      1 Paved  1.Paved                      4.Proposed                      7. 2.Semi Imp                      5.Private                      8. 3.Gravel                      6.Pub Eas                      9.NoStreet						2024			47,900	277,600	31,000	294,500
												47,900
Inspection Witnessed By:  <												


# WISCASSET

Map Lot R07-029-A

Account 959

Location 76 TWO BRIDGE ROAD

Card 1 Of 1 9/26/2024

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>560</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>2 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>100% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>15%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1239</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>4</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>4</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>2004</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>1</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/15/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	55	0 0	0	0 %	100 %		1.ONE STORY FRAM
77 1.50 ST	0	728	0 0	0	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	2014	192	4 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Shed  
16.0'  
12.0'

