

Map Lot R08-001			Account 1063			Location 26 ORCHARD WAY			Card 1 Of 1			9/26/2024			
SPRAGUE, KEVIN A SPRAGUE, SUSAN I 26 ORCHARD WAY WISCASSET ME 04578 B5567P137 B5567P144						Property Data			Assessment Record						
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	80,000	233,400	10,000	303,400		
						FARM LAND YEAR 0			2012	80,000	233,400	10,000	303,400		
						OPEN SPACE YEAR 0			2013	80,000	233,400	10,000	303,400		
Previous Owner SPRAGUE, JANET I 26 ORCHARD WAY WISCASSET ME 04578 Sale Date: 8/01/2020						Zone/Land Use 11 SHORE RES PROTEC			2014	80,000	233,400	10,000	303,400		
						Secondary Zone 21 RU			2015	80,000	233,400	10,000	303,400		
									2016	80,000	233,400	15,000	298,400		
						Topography 1 Level			2017	80,000	233,400	20,000	293,400		
									2018	80,000	233,400	20,000	293,400		
Previous Owner SPRAGUE, HENRY E. SPRAGUE, JANET I. WISCASSET ME 04578 Sale Date: 3/18/2007						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2019	80,000	233,400	20,000	293,400		
						Utilities 4 Drilled Well 6 Septic System			2020	80,000	233,400	25,000	288,400		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	80,000	233,400	0	313,400		
						Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	80,000	233,400	0	313,400		
									2023	100,000	291,700	0	391,700		
Inspection Witnessed By:									2024	100,000	291,700	0	391,700		
						Land Data									
						Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes 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	10.00	100 %	0									
			29	10.00	100 %	0									
					100 %	0									
					%										
					%										
					%										
			Total Acreage		55.00										

WISCASSET

Map Lot R08-001


Account 1063

Location 26 ORCHARD WAY

Card 1

Of 1

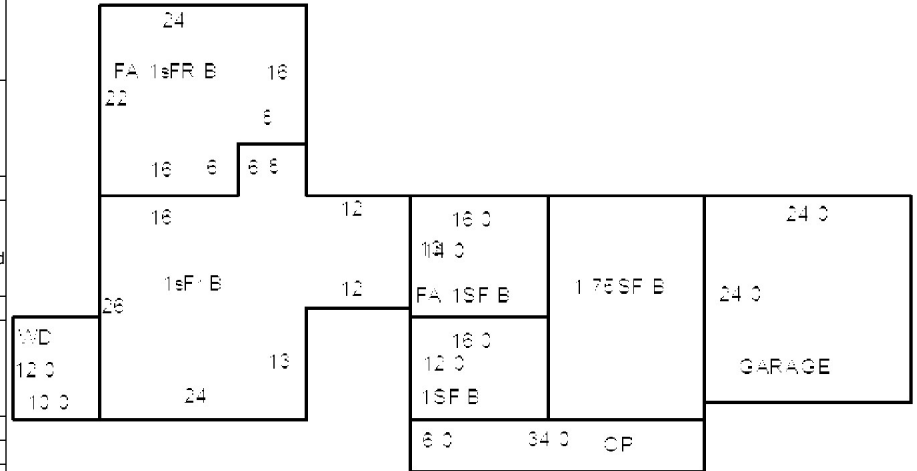
9/26/2024

Building Style 8 Log	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 2	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 3 Capped Only
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 9 OTHER	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 468
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 10	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1996	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 1		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/04/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	204	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	0	576	0 0	0	0 %	0 %		2.TWO STORY FRAM
11 1	0	192	0 0	0	0 %	0 %		3.THREE STORY FR
8 FA/1FR	0	224	0 0	0	0 %	0 %		4.1 & 1/2 STORY
27 Unfin Basement	0	224	0 0	0	0 %	0 %		5.1 & 3/4 STORY
11 1	2008	828	4 100	4	0 %	100 %		6.2 & 1/2 STORY
8 FA/1FR	2008	480	4 100	4	0 %	100 %		21.Open Frame Por
27 Unfin Basement	2008	480	4 100	4	0 %	100 %		22.Encl Frame Por
68 Wood Deck	2009	120	3 100	4	0 %	100 %		23.Frame Garage
					%	%		24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic



PERKINS, RUSSELL L 461 OLD BATH ROAD WISCASSET ME 04578			Property Data			Assessment Record												
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total								
			Tree Growth Year 0			2011	33,000	214,100	10,000	237,100								
			FARM LAND YEAR 0			2012	33,000	214,100	10,000	237,100								
			OPEN SPACE YEAR 0			2013	33,000	214,100	10,000	237,100								
B1556P314			Zone/Land Use 16 RESIDENTIAL			2014	33,000	214,100	10,000	237,100								
			Secondary Zone			2015	33,000	214,100	10,000	237,100								
						2016	33,000	214,100	15,000	232,100								
			Topography 1 Level			2017	33,000	214,100	20,000	227,100								
1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			Utilities 4 Drilled Well 6 Septic System			2018	33,000	214,100	20,000	227,100								
						2019	33,000	214,100	20,000	227,100								
						2020	33,000	214,100	25,000	222,100								
						2021	33,000	214,100	25,000	222,100								
						2022	33,000	214,100	24,000	223,100								
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			Street 1 Paved			2023	41,300	267,600	25,000	283,900								
						2024	41,300	267,600	25,000	283,900								
						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									
Inspection Witnessed By:			14.Rear Land			15.Front Foot				%		4.Size/Shape						
										%		5.Access						
										%		6.Restriction						
										%		7.Corner/Locatio						
										%		8.View/Environ						
X			Date			Price		Sale Type		Sale Data		1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.						
														TREE GROWTH PLAN 0				
														CONSERV EASE 0				
														Sale Date				
														16.Regular Lot				
No./Date			Description			Date Insp.			17.Secondary Site		18.Secondary Site		19.Condominium		20.Base Homesite			
																	1.Paved 4.Proposed 7.	
																	2.Semi Imp 5.Private 8.	
																	3.Gravel 6.Pub Eas 9.NoStreet	
																	3.Gravel 6.Pub Eas 9.NoStreet	
Notes:			Financing			1.Convent 4.Seller 7.		2.FHA/VA 5.Private 8.		3.Assumed 6.Cash 9.Unknown								
						Validity												
						1.Valid 4.Split 7.Renovate												
						2.Related 5.Partial 8.Other												
						3.Distress 6.Exempt 9.Foreclose												
WISCASSET			Verified			1.Buyer 4.Agent 7.Family		2.Seller 5.Pub Rec 8.Other		3.Lender 6.MLS 9.								
						20		1.00		100	%	0	30.Rear 20+					
						21		1.00		100	%	0	31.Waterfront Rea					
						28		0.01		100	%	0	32.Open Space					
											%		33.RestrictEsm					
						Fract. Acre		Acreage/Sites				34.PASTURE 1						
						21.HS Size Adj		22.Base Waterfron		23.Deep WF Size A		Acres		35.HORTICULTURAL-				
						24.Base Waterfron		25.Shallow WF Siz		26.Base Water Inf		27.Influence W Si		36.Pasture 3				
						28.Rear Land 1-10		29.Rear Land 11-2						37.Softwood				
														38.Mixed Wood				
						Total Acreage		1.01				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 R08-001-001


Account 1064

Location 461 OLD BATH ROAD

Card 1

Of 1

9/26/2024

Building Style 2 Ranch	SF Bsmt Living 1152	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 9 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 100% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 960
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1975	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1999	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

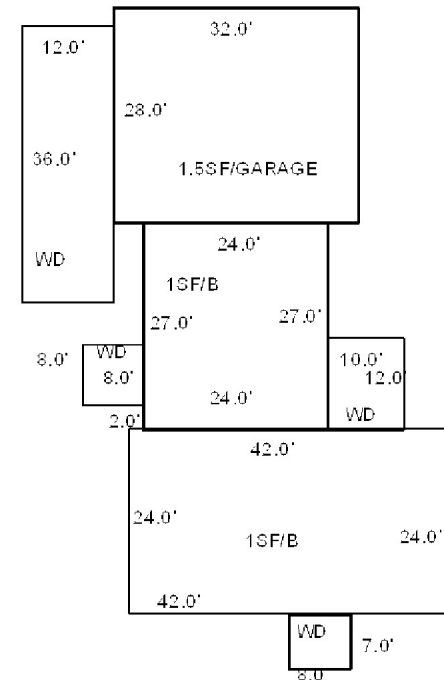
Date Inspected 2/27/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	1999	648	3 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	0	48	3 100	4	0 %	100 %		2.TWO STORY FRAM
92 3/4S AD/GAR.....	1999	896	3 100	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	2002	96	3 100	4	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	2002	432	3 100	4	0 %	100 %		5.1 & 3/4 STORY
68 Wood Deck	2002	48	3 100	4	0 %	100 %		6.2 & 1/2 STORY
68 Wood Deck	2002	200	3 100	4	0 %	100 %		21.Open Frame Por
68 Wood Deck	0	56	0 0	0	0 %	0 %		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

UPPER WD

8' X 12'



Map Lot R08-001-002			Account 1065			Location 471 OLD BATH ROAD			Card 1		Of 1		9/26/2024		
ECKERT, LAWRENCE H ECKERT, SHERI D 471 OLD BATH ROAD WISCASSET ME 04578 USA B5909P309						Property Data			Assessment Record						
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	34,000	145,600	0	179,600		
						FARM LAND YEAR 0			2012	34,000	145,600	10,000	169,600		
						OPEN SPACE YEAR 0			2013	34,000	145,600	10,000	169,600		
Previous Owner SOULE, RAYMOND A 223 WEST ALNA ROAD WISCASSET ME 04578 Sale Date: 3/02/2020						Zone/Land Use 16 RESIDENTIAL			2014	34,000	87,800	10,000	111,800		
						Secondary Zone			2015	34,000	119,500	10,000	143,500		
									2016	34,000	119,500	15,000	138,500		
						Topography 1 Level			2017	34,000	163,100	20,000	177,100		
									2018	34,000	163,100	20,000	177,100		
Previous Owner MURPHY, CHARLES M. C/O RAYMOND SOULE 223 WEST ALNA ROAD WISCASSET ME 04578 Sale Date: 3/31/2017						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2019	34,000	163,100	0	197,100		
						Utilities 4 Drilled Well 6 Septic System			2020	34,000	163,100	0	197,100		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	34,000	163,100	0	197,100		
						Street 1 Paved			2022	34,000	163,100	0	197,100		
									2023	42,500	203,900	0	246,400		
Previous Owner UNITED STATES OF AMERICA US ARMY CORPS OF ENGINEERS C/O CHARLES MURPHY WISCASSET ME 04578 Sale Date: 7/20/2010									2024	42,500	203,900	0	246,400		
						Land Data									
						Front Foot		Type	Effective		Influence		Influence Codes		
									Frontage	Depth	Factor	Code			
									11.Regular Lot			%		1.Open Space	
12.Delta Triangle			%	2.Neighborhood A											
13.Nabla Triangle			%	3.Topography											
14.Rear Land			%	4.Size/Shape											
15.Front Foot			%	5.Access											
			%	6.Restriction											
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									
Fract. Acre			Acreage/Sites				34.PASTURE 1								
			20	1.00	100	%	0	35.HORTICULTURAL-							
			21	1.00	100	%	0	36.Pasture 3							
			28	0.50	100	%	0	37.Softwood							
						%		38.Mixed Wood							
						%		39.Hardwood							
						%		40.Wasteland							
						%		41.CAMP SITE							
Acres							42.Mobile Home Si								
							43.Condo Site								
							44.Site Improve								
							45.CAMP SITE								
							46.PAVING/00								
				Total Acreage 1.50											

WISCASSET

Map Lot R08-001-002

Account 1065

Location 471 OLD BATH ROAD

Card 1

Of 1

9/26/2024

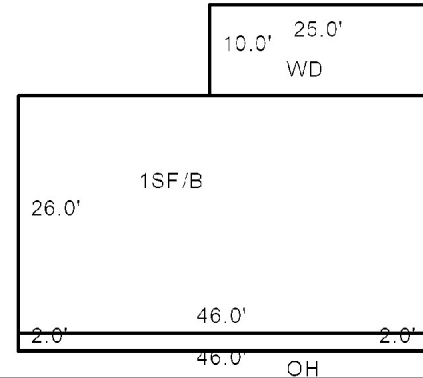
1.5SF GARAGE 28X32=896

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1196
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 7 Very Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1978	# Half Baths 1	Funct. % Good 100%
Year Remodeled 2004	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/31/1998

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
26 1SFr Overhang	1978	92	3 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	2003	250	3 100	4	0 %	100 %		2.TWO STORY FRAM
77 1.50 ST	2004	896	3 100	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	2014	64	3 100	4	0 %	100 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



WISCASSET

WISCASSET

Map Lot R08-001-003


Account 1066

Location 477 OLD BATH ROAD

Card 1

Of 1

9/26/2024

Building Style 5 Colonial	SF Bsmt Living 544	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% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 4 Full Finished
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 1 GOOD	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 1 GOOD	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1088
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1985	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

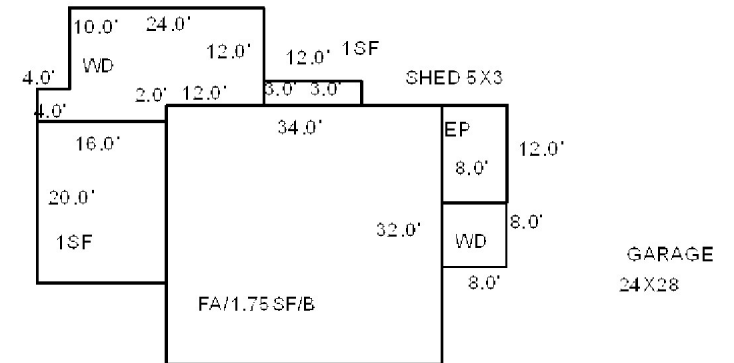
Date Inspected 3/13/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	0	36	4 100	4	0 %	100 %		1.ONE STORY FRAM
22 Encl Frame Porch	0	96	4 100	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	0	328	4 100	4	0 %	100 %		3.THREE STORY FR
77 1.50 ST	0	672	3 100	4	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	0	132	3 100	4	0 %	100 %		5.1 & 3/4 STORY
22 Encl Frame Porch	2001	320	4 100	4	0 %	100 %		6.2 & 1/2 STORY
24 Frame Shed	2006	80	3 100	4	0 %	100 %		21.Open Frame Por
24 Frame Shed	2005	80	3 100	4	0 %	100 %		22.Encl Frame Por
24 Frame Shed	0	15	0 0	0	0 %	0 %		23.Frame Garage
					%	%		24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic

SHED 8X10

COOP 8X10



Map Lot R08-001-005			Account 1067		Location 16 GORHAM ROAD			Card 1		Of 1		9/26/2024			
ELMHURST, INC. BATH ME 04530					Property Data			Assessment Record							
					Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total			
					Tree Growth Year 0			2011	33,600	70,100	103,700	0			
					FARM LAND YEAR 0			2012	33,600	70,100	103,700	0			
					OPEN SPACE YEAR 0			2013	33,600	70,100	103,700	0			
B1122P87 B3180P278					Zone/Land Use 16 RESIDENTIAL			2014	33,600	70,100	103,700	0			
Previous Owner BEAN, PATRICIA A. 16 GORHAM ROAD					Secondary Zone			2015	33,600	70,100	103,700	0			
								2016	33,600	70,100	103,700	0			
WISCASSET ME 04578 Sale Date: 10/24/2003					Topography 1 Level			2017	33,600	70,100	103,700	0			
								2018	33,600	70,100	103,700	0			
					1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2019	33,600	70,100	103,700	0			
					Utilities 4 Drilled Well 6 Septic System			2020	33,600	70,100	103,700	0			
					1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	33,600	70,100	103,700	0			
								2022	33,600	70,100	103,700	0			
								2023	42,000	87,600	129,600	0			
					Street 1 Paved			2024	42,000	87,600	129,600	0			
					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 10/24/2003															
Inspection Witnessed By:					Price 128,000			11.Regular Lot					1.Open Space		
					Sale Type 2 Land & Buildings			12.Delta Triangle					2.Neighborhood A		
X					1.Land 4.Mobile 7.			13.Nabla Triangle					3.Topography		
					2.L & B 5.Other 8.			14.Rear Land					4.Size/Shape		
Date					3.Building 6. 9.			15.Front Foot					5.Access		
					Financing 9 Unknown			Square Foot			Square Feet				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: 2004-PREVIOUS OWNER: PATRICIA BEAN BK1222 PG87 2005-CHARITABLE & BENEVOLENT EXEMPT					Validity 1 Arms Length Sale			16.Regular Lot					30.Rear 20+		
					1.Valid 4.Split 7.Renovate			17.Secondary Site					31.Waterfront Rea		
					2.Related 5.Partial 8.Other			18.Secondary Site					32.Open Space		
					3.Distress 6.Exempt 9.Foreclose			19.Condominium					33.RestrictEsm		
					Verified 5 Public Record			20.Base Homesite					34.PASTURE 1		
WISCASSET					1.Buyer 4.Agent 7.Family			Fract. Acre					35.HORTICULTURAL-		
					2.Seller 5.Pub Rec 8.Other			21.HS Size Adj		20	1.00	100	%	0	36.Pasture 3
					3.Lender 6.MLS 9.			22.Base Waterfron		21	1.00	100	%	0	37.Softwood
								23.Deep WF Size A Acres		28	0.31	100	%	0	38.Mixed Wood
								24.Base Waterfron					%		39.Hardwood
					25.Shallow WF Siz								40.Wasteland		
					26.Base Water Inf								%		41.CAMP SITE
					27.Influence W Si								%		42.Mobile Home Si
					28.Rear Land 1~10					Total Acreage 1.31				43.Condo Site	
					29.Rear Land 11~2									44.Site Improve	
												45.CAMP SITE			
												46.PAVING/00			


WISCASSET

Map Lot R08-001-005

Account 1067

Location 16 GORHAM ROAD

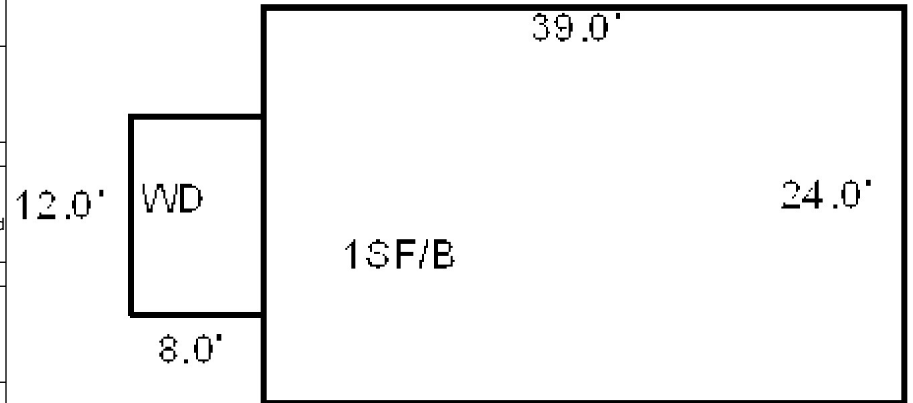
Card 1 Of 1 9/26/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 3 Sheet Metal	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 936
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1975	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 3 Tenant
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/28/2007

Additions, Outbuildings & Improvements

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



WISCASSET

WISCASSET

Map Lot R08-001-A


Account 1068

Location 34 GORHAM ROAD

Card 1

Of 1

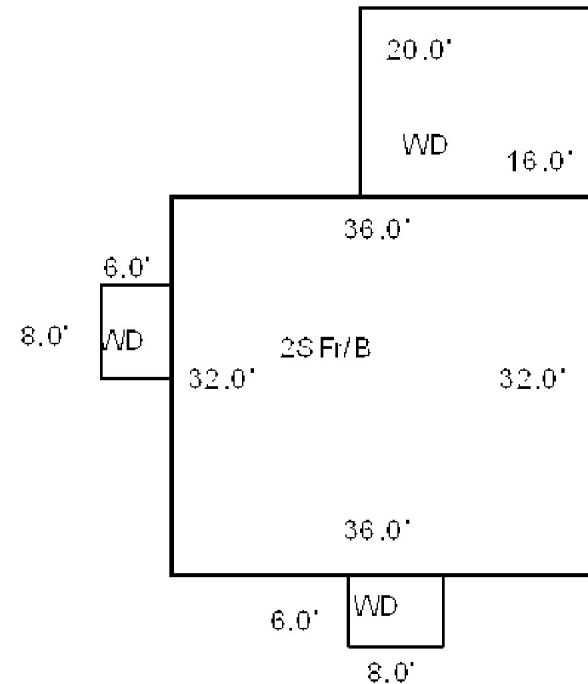
9/26/2024

Building Style 5 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 1 GOOD	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 1 GOOD	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1152
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1990	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/31/1998

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	320	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	0	48	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	0	35	0 0	0	0 %	0 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot R08-001-A1			Account 2204			Location 40 GORHAM ROAD			Card 1 Of 1			9/26/2024			
PEARCE, DARREN L J/T PEARCE, SARAH S WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	51,000	139,700	10,000	180,700		
						FARM LAND YEAR 0			2012	51,000	139,700	10,000	180,700		
						OPEN SPACE YEAR 0			2013	51,000	139,700	10,000	180,700		
B2883P173 B3142P197						Zone/Land Use 11 SHORE RES PROTEC			2014	51,000	139,700	10,000	180,700		
Previous Owner THE MODULAR ADVANTAGE 105 FARLEY ROAD BRUNSWICK ME 04011 Sale Date: 7/12/2002						Secondary Zone 16 RES			2015	51,000	139,700	10,000	180,700		
						Topography 2 Rolling			2016	51,000	139,700	15,000	175,700		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	51,000	139,700	20,000	170,700		
						Utilities 4 Drilled Well 6 Septic System			2018	51,000	139,700	20,000	170,700		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2019	51,000	139,700	20,000	170,700		
						Street 1 Paved			2020	51,000	139,700	25,000	165,700		
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2021	51,000	139,700	25,000	165,700		
						TREE GROWTH PLAN 0			2022	51,000	139,700	24,000	166,700		
						CONSERV EASE 0			2023	63,800	174,700	25,000	213,500		
						Sale Data			2024	63,800	174,700	25,000	213,500		
Inspection Witnessed By:									Land Data						
						Front Foot		Type	Effective		Influence		Influence Codes		
								Frontage	Depth	Factor	Code				
						11.Regular Lot					%				
						12.Delta Triangle					%				
13.Nabla Triangle					%										
X						14.Rear Land					%	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			
						15.Front Foot					%				
						Square Foot		Square Feet			%				
						16.Regular Lot					%				
						17.Secondary Site					%				
						18.Secondary Site					%	30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improveme 45.CAMP SITE 46.PAVING/00			
						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	9.00	100	%	0			
						Acres					%				
						24.Base Waterfron					%				
						25.Shallow WF Siz					%				
						26.Base Water Inf					%				
						27.Influence W Si					%				
						28.Rear Land 1-10		Total Acreage 10.00							
						29.Rear Land 11-2									
Notes: SOLD HOUSE & 5 AC TO WERLE KEPT 10 AC 2002-FORMER OWNER: JOHN & DALE CROWDER PREVIOUS BK1618 PG76 CHECK FOR NEW HOUSE IN 2002 NOW OWNED BY PEARSE SOLD BY THE MODULAR ADVANTAGE BK2815 PG78 10/8/02- PER MR. PEARSE HOUSE NOT STARTED UNTIL JUNE 2002. TAX IN 2003. CHECK TO SEE IF FINISHED. GAVE ABATEMENT FORM TO MRS. PEARSE ON 10/9/02 ALSO CHECK FOR DECK IN 2003. WISCASSET THE DEED BK3142 PG197 DONE 10 X 14 SHED ADDED						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 R08-001-A1


Account 2204

Location 40 GORHAM ROAD

Card 1

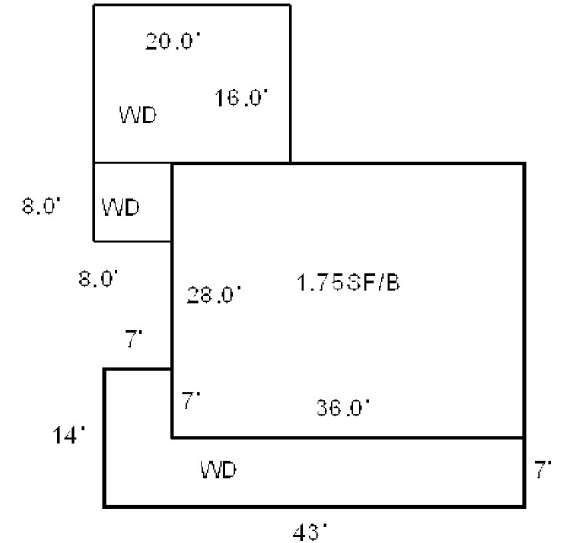
Of 1

9/26/2024

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1008
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 2002	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

\$HED 10X14

\$HED 8.0' X 10.0'



Date Inspected 6/03/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	2003	64	4 95	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	2003	320	4 95	4	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	2003	140	3 100	4	0 %	100 %		3.THREE STORY FR
24 Frame Shed	2005	80	2 100	3	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	2009	350	3 100	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



WISCASSET

Map Lot R08-001-B

Account 1069

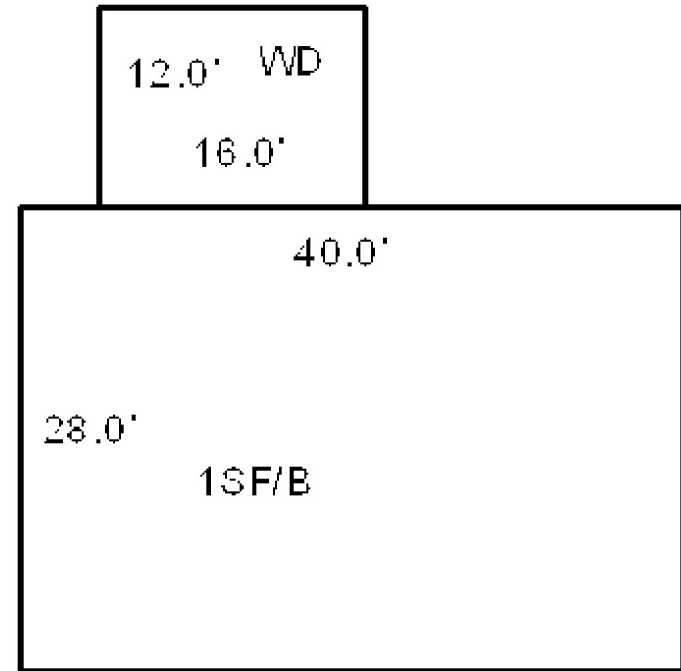
Location 4 GORHAM ROAD

Card 1 Of 1 9/26/2024

Building Style 2 Ranch			SF Bsmt Living 0			Layout 1 Typical		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade 0 0			1.Typical 4. 7.		
2.Ranch 6.Split 10.Double			HEARTH 0			2.Inadeq 5. 8.		
3.R Ranch 7.Mod/Cont 11.Multi			Heat Type 100% 7 Electric			3. 6. 9.		
4.Cape 8.Log 12.Cot.			1.HWBB 5.FWA 9.No Heat			Attic 9 None		
Dwelling Units 1			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units 0			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories 1 One Story			4.Steam 8.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 3 COMPOSITION			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP 5.T-111 9.OTHER			Kitchen Style 2 TYPICAL			Unfinished % 0%		
2.WD SH 6.BR/STONE 10.			1.GOOD 4.Obsolete 7.			Grade & Factor 3 Average 100%		
3.COMP 7.NOV 11.			2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP 8.AL/VIN 12.			3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++ Grad		
Roof Surface 1 Asphalt Shingles			Bath(s) Style 2 TYPICAL			3.C Grade 6.AA Grade 9.Same		
1.Asphalt 4.Composit 7.			1.GOOD 4.Obsolete 7.			SQFT (Footprint) 1120		
2.Slate 5.Wood 8.			2.TYPICAL 5. 8.			Condition 4 Average		
3.Metal 6.Other 9.			3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim 0			# Rooms 5			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM 0			# Bedrooms 3			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM 0			# Full Baths 1			Phys. % Good 0%		
Year Built 1974			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None		
Foundation 1 Concrete			# Fireplaces 1			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete 4.Wood 7.			<div><p>TRIO Software A Division of Harris Computer Systems</p></div>					
2.C Block 5.Slab 8.								
3.Br/Stone 6.Piers 9.								
Basement 4 Full Basement								
1.1/4 Bmt 4.Full Bmt 7.								
2.1/2 Bmt 5.None 8.								
3.3/4 Bmt 6. 9.None								
Bsmt Gar # Cars 0								
Wet Basement 3 Wet Basement								
1.Dry 4. 7.								
2.Damp 5. 8.								
3.Wet 6. 9.								

Date Inspected 2/27/2007

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



Map Lot R08-001-C

Account 1070

Location 24 GORHAM ROAD

Card 1 Of 1 9/26/2024

RINKER, HENRY G
MORISSETTE, LINDA M
WISCASSET ME 04578

B1260P67

Property Data

Neighborhood **108 SOUTHWEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **16 RESIDENTIAL**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below St 7.Steep

2.Rolling 5.Low 8.Rough

3.Above St 6.Swampy 9.

Utilities **4 Drilled Well 6 Septic System**

1.Public 4.Dr Well 7.Cesspool

2.Water 5.DUG/LAKE 8.

3.Sewer 6.Septic 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.

2.Semi Imp 5.Private 8.

3.Gravel 6.Pub Eas 9.NoStreet

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date

Price

Sale Type

1.Land 4.Mobile 7.

2.L & B 5.Other 8.

3.Building 6. 9.

Financing

1.Convent 4.Seller 7.

2.FHA/VA 5.Private 8.

3.Assumed 6.Cash 9.Unknown

Validity

1.Valid 4.Split 7.Renovate

2.Related 5.Partial 8.Other

3.Distress 6.Exempt 9.Foreclose

Verified

1.Buyer 4.Agent 7.Family

2.Seller 5.Pub Rec 8.Other

3.Lender 6.MLS 9.

Assessment Record

Year

Land

Buildings

Exempt

Total

2011 35,000 175,400 10,000 200,400

2012 35,000 175,400 10,000 200,400

2013 35,000 175,400 10,000 200,400

2014 35,000 175,400 10,000 200,400

2015 35,000 175,400 10,000 200,400

2016 35,000 175,400 15,000 195,400

2017 35,000 175,400 20,000 190,400

2018 35,000 175,400 20,000 190,400

2019 35,000 175,400 20,000 190,400

2020 35,000 175,400 25,000 185,400

2021 35,000 175,400 25,000 185,400

2022 35,000 175,400 24,000 186,400

2023 43,800 219,200 25,000 238,000

2024 43,800 219,200 25,000 238,000

Land Data

Front Foot

11.Regular Lot

12.Delta Triangle

13.Nabla Triangle

14.Rear Land

15.Front Foot

Square Foot

16.Regular Lot

17.Secondary Site

18.Secondary Site

19.Condominium

20.Base Homesite

Fract. Acre

21.HS Size Adj

22.Base Waterfron

23.Deep WF Size A

Acres

24.Base Waterfron

25.Shallow WF Siz

26.Base Water Inf

27.Influence W Si

28.Rear Land 1-10

29.Rear Land 11-2

Type

Effective

Influence

Influence Codes

Frontage

Depth

Factor

Code

Square Feet

Acres

20

21

28

100

100

100

%

%

%

0

0

0

Total Acreage

2.00

1.Open Space

2.Neighborhood A

3.Topography

4.Size/Shape

5.Access

6.Restriction

7.Corner/Locatio

8.View/Environ

9.Fract Share

Acres

30.Rear 20+

31.Waterfront Rea

32.Open Space

33.RestrictEsm

34.PASTURE 1

35.HORTICULTURAL-

36.Pasture 3

37.Softwood

38.Mixed Wood

39.Hardwood

40.Wasteland

41.CAMP SITE

42.Mobile Home Si

43.Condo Site

44.Site Improve

45.CAMP SITE

46.PAVING/00

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

2004-CORRECTED EFP AND ADDED 24 X 24 GARAGE

WISCASSET

WISCASSET

Map Lot R08-001-C


Account 1070

Location 24 GORHAM ROAD

Card 1

Of 1

9/26/2024

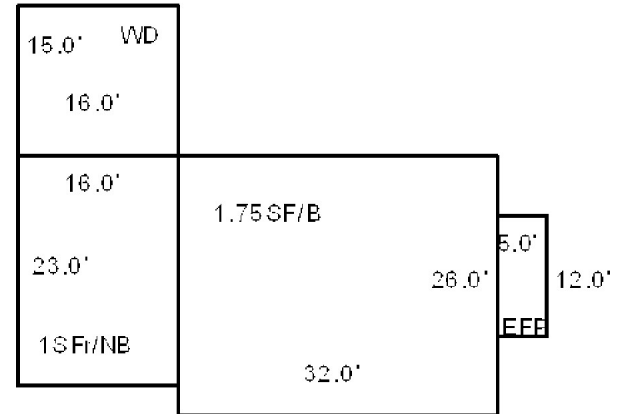
Building Style 5 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 832
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1984	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/27/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	0	448	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	0	240	0 0	0	0 %	0 %		2.TWO STORY FRAM
24 Frame Shed	0	96	3 100	4	0 %	100 %		3.THREE STORY FR
22 Encl Frame Porch	2003	60	3 110	4	0 %	100 %		4.1 & 1/2 STORY
23 Frame Garage	2004	576	3 100	4	0 %	100 %		5.1 & 3/4 STORY
21 Open Frame	2005	119	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

SHED 8X12



GARAGE 24X24



Map Lot R08-001-D			Account 1072			Location 20 SKILLIN LANE			Card 1		Of 1		9/26/2024																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
FARRIN, KEVIN J JR FARRIN, DIANE H 20 SKILLIN DRIVE WISCASSET ME 04578						Property Data			Assessment Record																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
						Tree Growth Year 0			2011	31,600	12,800	0	44,400																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
						FARM LAND YEAR 0			2012	31,600	12,800	0	44,400																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
						OPEN SPACE YEAR 0			2013	31,600	12,800	0	44,400																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
B2784P207 B3115P253 B5002P310 B5011P184 B5271P317						Zone/Land Use 21 RURAL			2014	31,600	12,800	0	44,400																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Previous Owner RYDER, JR EUGENE F RYDER, JANE L 111 EST HIGH STREET COALDALE PA 18218 Sale Date: 6/18/2018						Secondary Zone			2015	31,600	12,800	0	44,400																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
									2016	31,600	12,800	0	44,400																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Previous Owner GILBERT, LINDA GILBERT, LINDA PO BOX 181 WOOLWICH ME 04579 Sale Date: 5/09/2016						Topography 2 Rolling			2017	31,600	12,800	0	44,400																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
						1.Level 4.Below St 7.Steep			2018	31,600	12,800	0	44,400																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
						2.Rolling 5.Low 8.Rough			2019	31,600	12,800	0	44,400																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
						3.Above St 6.Swampy 9.			2020	31,600	12,800	0	44,400																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
						Utilities 2 Public Water 6 Septic System			2021	31,600	12,800	0	44,400																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Previous Owner CONSTANTINO, ROXANNE R. C/O LINDA GILBERT PO BOX 181 WOOLWICH ME 04579 Sale Date: 5/06/2016						1.Public 4.Dr Well 7.Cesspool			2022	31,600	12,800	0	44,400																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
						2.Water 5.DUG/LAKE 8.			2023	39,500	16,000	0	55,500																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
						3.Sewer 6.Septic 9.None			2024	39,500	16,000	0	55,500																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
						Street 1 Paved			Land Data																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
						1.Paved 4.Proposed 7.			Front Foot		Type	Effective		Influence		Influence Codes																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
2.Semi Imp 5.Private 8.			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Frontage	Depth	Factor	Code																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
3.Gravel 6.Pub Eas 9.NoStreet							%		1.Open Space																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
TREE GROWTH PLAN 0							%		2.Neighborhood A																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
CONSERV EASE 0							%		3.Topography																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Sale Data							%		4.Size/Shape																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Sale Date 6/18/2018			Square Foot																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					


WISCASSET

Map Lot R08-001-D

Account 1072

Location 20 SKILLIN LANE

Card 1 Of 1 9/26/2024

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

Date Inspected 2/28/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	2001	484	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

GARAGE 22X22



HODGES, JENNIFER M 499 OLD BATH ROAD WISCASSET ME 04578			Property Data			Assessment Record					
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2011	33,100	84,700	0	117,800	
			FARM LAND YEAR 0			2012	33,100	84,700	0	117,800	
			OPEN SPACE YEAR 0			2013	33,100	84,700	0	117,800	
B5993P177 Previous Owner SPRAGUE, KEVIN A SPRAGUE, SUSAN I 26 ORCHARD WAY WISCASSET ME 04578 Sale Date: 4/26/2023			Zone/Land Use 21 RURAL			2014	33,100	84,700	0	117,800	
			Secondary Zone			2015	33,100	84,700	0	117,800	
						2016	33,100	84,700	0	117,800	
			Topography 1 Level			2017	33,100	84,700	0	117,800	
			Previous Owner SPRAGUE, JANET I 26 ORCHARD WAY WISCASSET ME 04578 Sale Date: 8/10/2020			1.Level 4.Below St 7.Steep	2018	33,100	84,700	0	117,800
2.Rolling 5.Low 8.Rough	2019	33,100				84,700	0	117,800			
3.Above St 6.Swampy 9.	2020	33,100				84,700	0	117,800			
Utilities 4 Drilled Well 6 Septic System	2021	33,100				84,700	0	117,800			
1.Public 4.Dr Well 7.Cesspool	2022	33,100				84,700	0	117,800			
Previous Owner SPRAGUE, HENRY E. SPRAGUE, JANET I. WISCASSET ME 04578 Sale Date: 3/18/2007			2.Water 5.DUG/LAKE 8.	2023	41,300	134,400	0	175,700			
			3.Sewer 6.Septic 9.None	2024	41,300	134,400	0	175,700			
			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 4/26/2023								
X No./Date											

WISCASSET

Map Lot R08-001-E


Account 1073

Location 499 OLD BATH ROAD

Card 1

Of 1

9/26/2024

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 630
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1890	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 2 1/2 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 3 Tenant
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

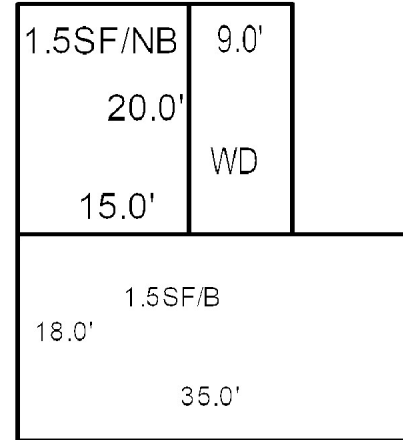
Date Inspected 2/27/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
4 1 & 1/2 STORY FR	0	300	0 0	0	0 %	0 %	
77 1.50 ST	0	576	3 100	4	0 %	100 %	
68 Wood Deck	2022	180	2 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

SHED 16X30



1.5SFGARAGE 24X24



Map Lot R08-001-F			Account 1074	Location 31 ORCHARD WAY	Card 1	Of 1	9/26/2024					
SOUCHEK, TRAVIS S 456 OLD PORTLAND ROAD BRUNSWICK ME 04011				Property Data		Assessment Record						
				Neighborhood 108 SOUTHWEST		Year	Land	Buildings		Exempt	Total	
				Tree Growth Year 0		2011	34,200	118,200		10,000	142,400	
				FARM LAND YEAR 0		2012	34,200	118,200		10,000	142,400	
				OPEN SPACE YEAR 0		2013	34,200	118,200		10,000	142,400	
B3617P24 B4910P147				Zone/Land Use 21 RURAL		2014	34,200	115,600		10,000	139,800	
Previous Owner HOLBROOK, KELLY G.				Secondary Zone		2015	34,200	115,600		10,000	139,800	
						2016	34,200	115,600		0	149,800	
31 ORCHARD WAY WISCASSET ME 04578 Sale Date: 7/17/2015				Topography 1 Level		2017	34,200	115,600		0	149,800	
Previous Owner COOK, KAREN J. 489 OLD BATH ROAD				1.Level 4.Below St 7.Steep		2018	34,200	115,600		0	149,800	
				2.Rolling 5.Low 8.Rough		2019	34,200	115,600		0	149,800	
WISCASSET ME 04578 Sale Date: 1/06/2006				3.Above St 6.Swampy 9.		2020	34,200	115,600		25,000	124,800	
				Utilities 4 Drilled Well 6 Septic System		2021	34,200	115,600		25,000	124,800	
				1.Public 4.Dr Well 7.Cesspool		2022	34,200	115,600		24,000	125,800	
				2.Water 5.DUG/LAKE 8.		2023	42,800	144,400		25,000	162,200	
				3.Sewer 6.Septic 9.None		2024	42,800	144,400		25,000	162,200	
				Street 1 Paved								
				1.Paved 4.Proposed 7.		Land Data						
				2.Semi Imp 5.Private 8.		Front Foot		Type	Effective		Influence	
				3.Gravel 6.Pub Eas 9.NoStreet		11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Frontage	Depth	Factor	Code	
				TREE GROWTH PLAN 0						%		1.Open Space
CONSERV EASE 0				%				2.Neighborhood A				
Sale Data				%				3.Topography				
Sale Date 7/17/2015				%				4.Size/Shape				
Price 170,000				%				5.Access				
Sale Type 2 Land & Buildings				%				6.Restriction				
				%				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.						%		30.Rear 20+				
						%		31.Waterfront Rea				
Financing 9 Unknown						%		32.Open Space				
1.Convent 4.Seller 7.						%		33.RestrictEsm				
2.FHA/VA 5.Private 8.						%		34.PASTURE 1				
3.Assumed 6.Cash 9.Unknown						%		35.HORTICULTURAL-				
Validity 1 Arms Length Sale				Fract. Acre		Acres		36.Pasture 3				
1.Valid 4.Split 7.Renovate				21.HS Size Adj		20	1.00	100	%	0	37.Softwood	
2.Related 5.Partial 8.Other				22.Base Waterfron		21	1.00	100	%	0	38.Mixed Wood	
3.Distress 6.Exempt 9.Foreclose				23.Deep WF Size A		28	0.61	100	%	0	39.Hardwood	
				Acres							40.Wasteland	
Verified 5 Public Record				24.Base Waterfron							41.CAMP SITE	
1.Buyer 4.Agent 7.Family				25.Shallow WF Siz							42.Mobile Home Si	
2.Seller 5.Pub Rec 8.Other				26.Base Water Inf							43.Condo Site	
3.Lender 6.MLS 9.				27.Influence W Si							44.Site Improve	
				28.Rear Land 1-10							45.CAMP SITE	
				29.Rear Land 11-2							46.PAVING/00	
						Total Acreage		1.61				
WISCASSET												


WISCASSET

Map Lot R08-001-F

Account 1074

Location 31 ORCHARD WAY

Card 1 Of 1 9/26/2024

Building Style 8 Log	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 9 OTHER	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 572
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1996	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 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
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/28/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	312	0 0	0	0 %	0 %		1.ONE STORY FRAM
24 Frame Shed	2005	80	1 100	3	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED 8' X 10'

26.0'	
22.0'	1.5 SF/B
26.0'	
12.0'	
	1 SCATHEDRAL/B



Map Lot R08-001-G			Account 2260		Location 24 SKILLIN LANE		Card 1 Of 1		9/26/2024		
DICUS, CHRISTOPHER L AYER-DICUS, ELLEN J 24 SKILLIN LANE WISCASSET ME 04578 B3661P310 B5418P177			Property Data			Assessment Record					
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2011	31,500	105,400	16,000	120,900	
			FARM LAND YEAR 0			2012	31,500	105,400	16,000	120,900	
			OPEN SPACE YEAR 0			2013	31,500	105,400	16,000	120,900	
Previous Owner LETOURNEAU, BERTRAND D J/T LETOURNEAU, CHRISTINE C			Zone/Land Use 11 SHORE RES PROTEC			2014	31,500	105,400	16,000	120,900	
			Secondary Zone 21 RU			2015	31,500	105,400	16,000	120,900	
						2016	31,500	105,400	21,000	115,900	
			Topography 1 Level			2017	31,500	105,400	26,000	110,900	
			WISCASSET ME 04578 Sale Date: 8/09/2019			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	31,500	105,400
Utilities 4 Drilled Well 6 Septic System						2019	31,500	105,400	26,000	110,900	
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None						2020	31,500	105,400	0	136,900	
Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet						2021	31,500	105,400	25,000	111,900	
						2022	31,500	105,400	24,000	112,900	
Previous Owner FICKETT, JASON C/O HAROLD & BARBARA SANDELIN PO BOX 224 TOPSHAM ME 04086 Sale Date: 4/29/2004			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2023	39,400	131,800	25,000	146,200	
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2024	39,400	131,800	25,000	146,200	
			Land Data								
			Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot	Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00		
					Frontage	Depth	Factor	Code			
		%									
		%									
		%									
		%									
		%									
		%									
		%									
		%									
Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite	Square Feet										
		%									
		%									
		%									
		%									
		%									
		%									
		%									
		%									
		%									
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2	Acreage/Sites										
		20	1.00	95	% 0						
		21	1.00	100	% 0						
		%									
		%									
		%									
		%									
		%									
		%									
		%									
WISCASSET			Total Acreage			1.00					

WISCASSET

Map Lot R08-001-G

Account 2260

Location 24 SKILLIN LANE

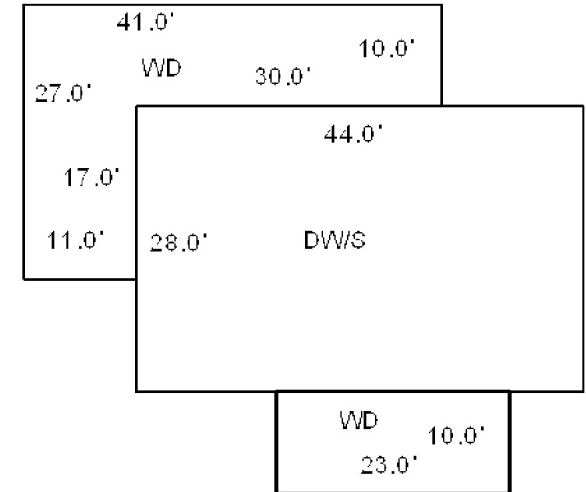
Card 1

Of 1

9/26/2024

Building Style 10 Double Wide	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 2 Fair 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1232
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 2005	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

GARAGE 24X24=576



Date Inspected 2/28/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	2003	576	3 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	2005	230	3 100	4	0 %	100 %		2.TWO STORY FRAM
67 Natatorium	2007	591	3 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



WEEKS, FLOYSTON
29 QUAIL ROAD
PORTSMOUTH RI 02871

B1861P144 B5241P191 B5248P174

Previous Owner
WEEKS, JR., ALLAN H. (HEIRS)
WEEKS, FLOYSTON
C/O BUD WEEKS
PORTSMOUTH RI 02871
Sale Date: 4/14/2018

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'24 Per review this lot has 14 acres of easement not 5. adjust accordingly.

'20 5 ACRES +- OF THIS LOT IS IMPACTED BY AIRPORT
EASEMENT. ADJUST FUNCTIONAL

'19 Per survey lot is 42.6 acres

SEND COPY OF RECEIPT TO BARBARA BAILEY

WISCASSET

Property Data

Neighborhood		108 SOUTHWEST	
Tree Growth Year		0	
FARM LAND YEAR		0	
OPEN SPACE YEAR		0	
Zone/Land Use		21 RURAL	
Secondary Zone			
Topography		1 Level	
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities		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		4/14/2018	
Price			
Sale Type		1 Land Only	
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing		9 Unknown	
1.Convert	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity		2 Related Parties	
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified		5 Public Record	
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	39,000	0	0	39,000
2012	39,000	0	0	39,000
2013	39,000	0	0	39,000
2014	39,000	0	0	39,000
2015	39,000	0	0	39,000
2016	39,000	0	0	39,000
2017	39,000	0	0	39,000
2018	39,000	0	0	39,000
2019	39,000	0	0	39,000
2020	37,100	0	0	37,100
2021	37,100	0	0	37,100
2022	37,100	0	0	37,100
2023	46,400	0	0	46,400
2024	45,100	0	0	45,100

Land Data

Front Foot	Type	Effective		Influence		Influence Codes	
		Frontage	Depth	Factor	Code		
11.Regular Lot				%		1.Open Space	
12.Delta Triangle				%		2.Neighborhood A	
13.Nabla Triangle				%		3.Topography	
14.Rear Land				%		4.Size/Shape	
15.Front Foot				%		5.Access	
				%		6.Restriction	
				%		7.Corner/Locatio	
Square Foot		Square Feet				8.View/Environ	
	16.Regular Lot			%		9.Fract Share	
	17.Secondary Site			%		Acres	
	18.Secondary Site			%		30.Rear 20+	
	19.Condominium			%		31.Waterfront Rea	
	20.Base Homesite			%		32.Open Space	
				%		33.RestrictEsm	
				%		34.PASTURE 1	
Fract. Acre		Acreage/Sites				35.HORTICULTURAL-	
	21.HS Size Adj	28	10.00	100	%	0	36.Pasture 3
	22.Base Waterfron	29	10.00	100	%	0	37.Softwood
	23.Deep WF Size A	30	8.60	100	%	0	38.Mixed Wood
	Acres	30	14.00	25	%	0	39.Hardwood
	24.Base Waterfron				%		40.Wasteland
	25.Shallow WF Siz				%		41.CAMP SITE
	26.Base Water Inf				%		42.Mobile Home Si
	27.Influence W Si				%		43.Condo Site
	28.Rear Land 1-10	Total Acreage		42.60			44.Site Improve
	29.Rear Land 11-2						45.CAMP SITE
							46.PAVING/00

WISCASSET

Map Lot R08-003

Account 1075

Location M.C.R.R.

Card 1 Of 1 9/26/2024

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

Map Lot R08-004Account 1959Location READY POINT ROADCard 1Of 19/26/2024

EATON FARM SUPPORTING ORGANIZATION
WISCASSET ME 04578

B3455P225

Previous Owner
MAINE YANKEE ATOMIC ENERGY
ATTN: ERIC HOWES

WISCASSET ME 04578
Sale Date: 6/22/2005

Property Data

Neighborhood109 SOUTHEAST

Tree Growth Year0

FARM LAND YEARO

OPEN SPACE YEARO

Zone/Land Use11 SHORE RES PROTEC

Secondary Zone21 RU

Topography2 Rolling

1.Level4.Below St7.Steep
2.Rolling5.Low8.Rough
3.Above St6.Swampy9.

Utilities9NoWater/NoSewer9NoWater/NoSewer
1.Public4.Dr Well7.Cesspool
2.Water5.DUG/LAKE8.
3.Sewer6.Septic9.None

Street1 Paved

1.Paved4.Proposed7.
2.Semi Imp5.Private8.
3.Gravel6.Pub Eas9.NoStreet

TREE GROWTH PLAN0

CONSERV EASE0

Sale Data

Sale Date6/22/2005

Price

Sale Type1 Land Only

1.Land4.Mobile7.
2.L & B5.Other8.
3.Building6.9.

Financing1 Conventional

1.Convent4.Seller7.
2.FHA/VA5.Private8.
3.Assumed6.Cash9.Unknown

Validity1 Arms Length Sale

1.Valid4.Split7.Renovate
2.Related5.Partial8.Other
3.Distress6.Exempt9.Foreclose

Verified

1.Buyer4.Agent7.Family
2.Seller5.Pub Rec8.Other
3.Lender6.MLS9.

Assessment Record

Year

Land

Buildings

Exempt

Total

20112,702,50002,702,5000

20122,702,50002,702,5000

20132,702,50002,702,5000

20142,702,50002,702,5000

20152,702,50002,702,5000

20162,702,50002,702,5000

20172,702,50002,702,5000

20182,702,50002,702,5000

20192,702,50002,702,5000

20202,702,50002,702,5000

20212,702,50002,702,5000

20222,702,50002,702,5000

20233,378,10003,378,1000

20243,378,10003,378,1000

Land Data

Front Foot

Type

Effective

Influence

Influence Codes

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

FrontageDepthFactorCode

%
%
%
%
%
%

Square Foot

Square Feet

%
%
%
%
%
%

Fract. Acre

Acreage/Sites

241.00100%0
251.00100%0
3110.00100%0
3110.00100%0
31179.00100%0
%
%

Total Acreage200.00

Inspection Witnessed By:

X

Date

No./DateDescriptionDate Insp.

Notes:

WISCASSET

WISCASSET

Map Lot R08-004

Account 1959

Location READY POINT ROAD

Card 1 Of 1 9/26/2024

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

CENTRAL MAINE POWER COMPANY 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	48,000	0	0	48,000				
			FARM LAND YEAR 0			2012	48,000	0	0	48,000				
			OPEN SPACE YEAR 0			2013	48,000	0	0	48,000				
B3752P178 Previous Owner MAINE YANKEE ATOMIC ENERGY ATTN: ERIC HOWES			Zone/Land Use 21 RURAL			2014	48,000	0	0	48,000				
			Secondary Zone			2015	48,000	0	0	48,000				
						2016	48,000	0	0	48,000				
WISCASSET ME 04578 Sale Date: 10/03/2006			Topography 1 Level			2017	48,000	0	0	48,000				
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	48,000	0	0	48,000				
2019	48,000	0				0	48,000							
Utilities 9 NoWater/NoSewer						2020	48,000	0	0	48,000				
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	48,000	0	0	48,000				
						2022	48,000	0	0	48,000				
						2023	50,900	0	0	50,900				
			Street 1 Paved			2024	50,900	0	0	50,900				
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			Land Data								
						Front Foot		Type	Effective		Influence		Influence Codes	
									Frontage	Depth	Factor	Code		
			11.Regular Lot						%	1.Open Space				
			12.Delta Triangle						%	2.Neighborhood A				
			13.Nabla Triangle						%	3.Topography				
			X			Date			14.Rear Land		15.Front Foot		4.Size/Shape	
													5.Access	
													6.Restriction	
7.Corner/Locatio														
8.View/Environ														
No./Date			Description			Date Insp.			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					
Notes:									38.Mixed Wood					
									39.Hardwood					
									40.Wasteland					
									41.CAMP SITE					
									42.Mobile Home Si					
NEW IN 2005 2007-FORMER OWNER: MAINE YANKEE ATOMIC POWER COMPANY. SOLD TO CMP FOR \$49,999.									43.Condo Site					
									44.Site Improve					
									45.CAMP SITE					
									46.PAVING/00					
WISCASSET									Total Acreage 1.91					

WISCASSET

Map Lot R08-004-A

Account 1999

Location READY POINT ROAD

Card 1 Of 1 9/26/2024

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

MAINE YANKEE ATOMIC POWER CO. WISCASSET ME 04578			Property Data			Assessment Record				
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total
			Tree Growth Year 0			2011	7,405,000	38,914,900	0	46,319,900
			FARM LAND YEAR 0			2012	7,405,000	35,896,600	0	43,301,600
			OPEN SPACE YEAR 0			2013	7,405,000	32,878,300	0	40,283,300
			Zone/Land Use 14 SHORE RESIDENTIA			2014	7,405,000	30,350,000	0	37,755,000
			Secondary Zone			2015	7,405,000	29,362,000	0	36,767,000
						2016	7,405,000	28,304,000	0	35,709,000
			Topography 1 Level			2017	7,405,000	27,246,000	0	34,651,000
						1.Level 4.Below St 7.Steep	2018	7,405,000	26,188,000	0
2.Rolling 5.Low 8.Rough	2019	7,405,000				25,130,000	0	32,535,000		
3.Above St 6.Swampy 9.	2020	7,405,000				24,072,000	0	31,477,000		
Utilities 1 All Public	2021	7,405,000				23,014,000	0	30,419,000		
1.Public 4.Dr Well 7.Cesspool	2022	7,405,000				21,956,000	0	29,361,000		
			2.Water 5.DUG/LAKE 8.	2023	93,820,000	0	93,820,000	0		
			3.Sewer 6.Septic 9.None	2024	0	93,820,000	93,820,000	0		
			Street 1 Paved			Land Data				
			1.Paved 4.Proposed 7.	Front Foot	Type	Effective		Influence		Influence Codes
			2.Semi Imp 5.Private 8.			Frontage	Depth	Factor	Code	
3.Gravel 6.Pub Eas 9.NoStreet	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			15.Front Foot				%		5.Access	
Price			Square Foot				%		6.Restriction	
Sale Type							%		7.Corner/Locatio	
1.Land 4.Mobile 7.	Square Feet						8.View/Environ			
2.L & B 5.Other 8.					%		9.Fract Share			
3.Building 6. 9.					%		Acres			
Financing					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		
20.Base Homesite					%		34.PASTURE 1			
Validity			Fract. Acre	Acreage/Sites				35.HORTICULTURAL-		
1.Valid 4.Split 7.Renovate				%		36.Pasture 3				
2.Related 5.Partial 8.Other				%		37.Softwood				
3.Distress 6.Exempt 9.Foreclose				%		38.Mixed Wood				
Verified						%		39.Hardwood		
1.Buyer 4.Agent 7.Family	24.Base Waterfron				%		40.Wasteland			
2.Seller 5.Pub Rec 8.Other	25.Shallow WF Siz				%		41.CAMP SITE			
3.Lender 6.MLS 9.	26.Base Water Inf				%		42.Mobile Home Si			
				27.Influence W Si			%		43.Condo Site	
				28.Rear Land 1-10			%		44.Site Improve	
			29.Rear Land 11-2	Total Acreage 0.00				45.CAMP SITE		
									46.PAVING/00	


WISCASSET

Map Lot R08-005

Account 2140

Location 321 OLD FERRY ROAD

Card 1 Of 1 9/26/2024

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

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

Map Lot R08-005

Account 2541

Location 321 OLD FERRY ROAD

Card 1 Of 1 9/26/2024

MAINE YANKEE ATOMIC POWER CO.
WISCASSET ME 04578

MAINE YANKEE ATOMIC POWER CO. WISCASSET ME 04578			Property Data			Assessment Record					
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2011	0	754,500	0	754,500	
			FARM LAND YEAR 0			2012	0	697,100	0	697,100	
			OPEN SPACE YEAR 0			2013	0	807,100	0	807,100	
			Zone/Land Use 14 SHORE RESIDENTIA			2014	0	824,000	0	824,000	
			Secondary Zone			2015	0	772,200	0	772,200	
						2016	0	725,000	0	725,000	
			Topography 1 Level			2017	0	646,200	0	646,200	
			1.Level 4.Below St 7.Steep	2018	0	597,000	0	597,000			
			2.Rolling 5.Low 8.Rough	2019	0	533,600	0	533,600			
			3.Above St 6.Swampy 9.	2020	0	485,300	0	485,300			
			Utilities 1 All Public	2021	0	437,000	0	437,000			
			1.Public 4.Dr Well 7.Cesspool	2022	0	388,600	0	388,600			
			2.Water 5.DUG/LAKE 8.	2023	88,860,000	1,640,000	0	90,500,000			
			3.Sewer 6.Septic 9.None	2024	88,860,000	1,640,000	0	90,500,000			
			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											
TREE GROWTH PLAN 0	11.Regular Lot					%	1.Open Space				
CONSERV EASE 0	12.Delta Triangle					%	2.Neighborhood A				
X			Sale Data			13.Nabla Triangle			%	3.Topography	
			Sale Date	14.Rear Land			%	4.Size/Shape			
			Price	15.Front Foot			%	5.Access			
			Sale Type				%	6.Restriction			
			1.Land 4.Mobile 7.	Square Foot		Square Feet			7.Corner/Locatio		
			16.Regular Lot			%	8.View/Environ				
			17.Secondary Site			%	9.Fract Share				
			18.Secondary Site			%	Acres				
			19.Condominium			%	30.Rear 20+				
			20.Base Homesite			%	31.Waterfront Rea				
Notes:			Fract. Acre		Acreage/Sites				32.Open Space		
							%	33.RestrictEsm			
							%	34.PASTURE 1			
							%	35.HORTICULTURAL-			
							%	36.Pasture 3			
'23 Per Appraiser and Selectboard these values for land and buildings are entered as overrides.			21.HS Size Adj			%	37.Softwood				
			22.Base Waterfron			%	38.Mixed Wood				
			23.Deep WF Size A			%	39.Hardwood				
			Acres			%	40.Wasteland				
			24.Base Waterfron			%	41.CAMP SITE				
WISCASSET			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	Total Acreage 0.00				45.CAMP SITE			
			29.Rear Land 11-2					46.PAVING/00			

WISCASSET

Map Lot R08-005

Account 2541

Location 321 OLD FERRY 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 0%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6. 9.		
3.Wet	6.	9.				Information Code 0		
Date Inspected						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

WISCASSET, INHABITANTS OF
WISCASSET ME 04578

Property Data

Neighborhood **109 SOUTHEAST**

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	328,500	0	0	328,500
2012	328,500	0	0	328,500
2013	328,500	0	328,500	0
2014	328,500	0	328,500	0
2015	328,500	0	328,500	0
2016	328,500	0	328,500	0
2017	328,500	0	328,500	0
2018	328,500	0	328,500	0
2019	328,500	0	328,500	0
2020	328,500	0	328,500	0
2021	328,500	0	328,500	0
2022	328,500	0	328,500	0
2023	410,600	0	410,600	0
2024	410,600	0	410,600	0

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
						8.View/Environ
Square Foot		Square Feet				9.Fract Share
16.Regular Lot				%		Acre
17.Secondary Site				%		30.Rear 20+
18.Secondary Site				%		31.Waterfront Rea
19.Condominium				%		32.Open Space
20.Base Homesite				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
Fract. Acre		Acreage/Sites				36.Pasture 3
21.HS Size Adj	22	1.00	100	%	0	37.Softwood
22.Base Waterfron	23	1.00	100	%	0	38.Mixed Wood
23.Deep WF Size A	31	2.00	100	%	0	39.Hardwood
Acres				%		40.Wasteland
24.Base Waterfron				%		41.CAMP SITE
25.Shallow WF Siz				%		42.Mobile Home Si
26.Base Water Inf				%		43.Condo Site
27.Influence W Si				%		44.Site Improve
28.Rear Land 1-10						45.CAMP SITE
29.Rear Land 11-2						46.PAVING/00
		Total Acreage		3.00		

B3339P11

Previous Owner
FERRY ROAD DEVELOPMENT CO., LLC

485 WEST PUTNAM AVENUE
GREENWICH CT 06830
Sale Date: 4/01/2013

Previous Owner
WISCASSET, TOWN OF

51 BATH ROAD
WISCASSET ME 04578
Sale Date: 6/22/2005

Previous Owner
FERRY ROAD DEVELOPMENT CO., LLC
C/O I. PARK WISCASSET LLC

GREENWICH CT 06830
Sale Date: 6/22/2005

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

10/27/2005-SUPPLEMENTAL TAX BILL FOR 97,400 VALUATION, \$1,753.20 SENT TO FERRY ROAD DEV. AS THIS PROPERTY WAS CHANGED TO TOWN OF WISCASSET IN ERROR. ACTUAL SALE DID NOT HAPPEN UNTIL 6/2005 AND ONLY A PORTION OF THE PROPERTY WAS GIVEN TO THE TOWN.

2013-Removed from tax rolls as now belongs to Town of Wiscasset per foreclosure.

WISCASSET

WISCASSET

Map Lot R08-005-A

Account 1965

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

Map Lot R08-005-B			Account 2003			Location READY POINT ROAD			Card 1 Of 1			9/26/2024			
CRONK, DAVID L 20 READY ROAD WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	1,038,500	0	0	1,038,500		
						FARM LAND YEAR 0			2012	1,038,500	0	0	1,038,500		
						OPEN SPACE YEAR 0			2013	1,038,500	0	1,038,500	0		
B3339P11 B4961P302						Zone/Land Use 11 SHORE RES PROTEC			2014	1,038,500	0	1,038,500	0		
Previous Owner WISCASSET, INHABITANTS OF 51 BATH ROAD WISCASSET ME 04578 Sale Date: 12/18/2015						Secondary Zone 21 RU			2015	1,038,500	0	1,038,500	0		
						Topography 2 Rolling			2016	171,000	0	0	171,000		
									2017	171,000	0	0	171,000		
Previous Owner FERRY ROAD DEVELOPMENT CO., LLC						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	171,000	0	0	171,000		
						Utilities 9 NoWater/NoSewer			2019	171,000	0	0	171,000		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	171,000	0	0	171,000		
485 WEST PUTNAM AVENUE GREENWICH CT 06830 Sale Date: 4/01/2013						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2021	171,000	0	0	171,000		
						Street 1 Paved			2022	171,000	0	0	171,000		
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2023	213,800	0	0	213,800		
Inspection Witnessed By:									2024	213,800	0	0	213,800		
						Land Data									
						Front Foot		Type	Effective		Influence		Influence Codes		
X						11.Regular Lot			Frontage	Depth	Factor	Code	1.Open Space		
						12.Delta Triangle							2.Neighborhood A		
						13.Nabla Triangle							3.Topography		
						14.Rear Land							4.Size/Shape		
						15.Front Foot							5.Access		
													6.Restriction		
													7.Corner/Locatio		
													8.View/Environ		
													9.Fract Share		
													Acres		
No./Date						Description			Date Insp.						
Notes: '16 per review waterfont is mud at high tide and mostly tidal brook. 3/1/06-THIS PROPERTY NOT ASSESSED IN 2005 AND SUPPLEMENTAL BILL TO BE SENT. 4/18/06-SECOND SUPPLEMENTAL BILL SENT FOR DIFFERENCE IN CODING RURAL LAND VS. SHORELAND RESOURCE PROTECTION ZONE, SECOND ZONE IS RURAL. 2013-Removed from tax rolls as now belongs to the Town of Wiscasset per foreclosure. WISCASSET						Sale Date 12/18/2015		Price 80,000						30.Rear 20+	
						Sale Type 1 Land Only								31.Waterfront Rea	
						1.Land 4.Mobile 7.								32.Open Space	
						2.L & B 5.Other 8.								33.RestrictEsm	
						3.Building 6. 9.								34.PASTURE 1	
						Financing 9 Unknown								35.HORTICULTURAL-	
						1.Convent 4.Seller 7.								36.Pasture 3	
						2.FHA/VA 5.Private 8.								37.Softwood	
						3.Assumed 6.Cash 9.Unknown								38.Mixed Wood	
						Validity 6 Exempt Property								39.Hardwood	
1.Valid 4.Split 7.Renovate								40.Wasteland							
2.Related 5.Partial 8.Other								41.CAMP SITE							
3.Distress 6.Exempt 9.Foreclose								42.Mobile Home Si							
						Verified 5 Public Record								43.Condo Site	
						1.Buyer 4.Agent 7.Family								44.Site Improve	
						2.Seller 5.Pub Rec 8.Other								45.CAMP SITE	
						3.Lender 6.MLS 9.								46.PAVING/00	

WISCASSET

Map Lot R08-005-B

Account 2003

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

Date Inspected 2/28/2007

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		R08-006		Account	1960	Location	OLD FERRY ROAD		Card	1	Of	1	9/26/2024	
WISCASSET, INHABITANTS OF WISCASSET ME 04578 B3339P11 B3600P100						Property Data			Assessment Record					
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total	
						Tree Growth Year 0			2011	722,000	0	0	722,000	
						FARM LAND YEAR 0			2012	722,000	0	0	722,000	
						OPEN SPACE YEAR 0			2013	722,000	0	722,000	0	
Previous Owner FERRY ROAD DEVELOPMENT CO., LLC 485 WEST PUTNAM AVENUE GREENWICH CT 06830 Sale Date: 4/01/2013						Zone/Land Use 24 INDUSTRIAL-OLD FERRY RD			2014	722,000	0	722,000	0	
485 WEST PUTNAM AVENUE GREENWICH CT 06830 Sale Date: 4/01/2013						Secondary Zone			2015	722,000	0	722,000	0	
						Topography 1 Level			2016	722,000	0	722,000	0	
									2017	722,000	0	722,000	0	
									2018	663,100	0	663,100	0	
									2019	663,100	0	663,100	0	
Previous Owner MAINE YANKEE ATOMIC ENERGY ATTN: ERIC HOWES WISCASSET ME 04578 Sale Date: 4/05/2005						Utilities 1 All Public			2020	663,100	0	663,100	0	
WISCASSET ME 04578 Sale Date: 4/05/2005						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2021	663,100	0	663,100	0	
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2022	663,100	0	663,100	0	
						Street 1 Paved			2023	704,100	0	704,100	0	
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2024	704,100	0	704,100	0	
						Inspection Witnessed By: X Date						Land Data		
Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence							Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00		
			Frontage	Depth	Factor								Code	
					%									
					%									
					%									
					%									
					%									
Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Square Feet											
				%										
				%										
				%										
				%										
				%										
				%										
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2			Acreage/Sites											
			52	1.00	100	%	0							
			53	1.00	100	%	0							
			55	10.00	100	%	0							
			56	286.55	100	%	0							
					%									
					%									
					%									
			Total Acreage					297.55						

WISCASSET

Map Lot R08-006

Account 1960

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

WISCASSET

Map Lot R08-006-001


Account 1966

Location 1 TWIN RIVERS DRIVE

Card 1

Of 1

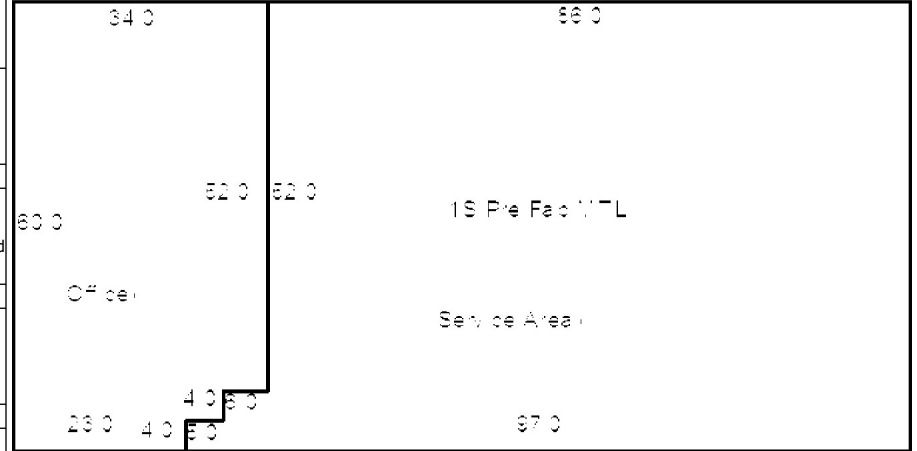
9/26/2024

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

Date Inspected 6/07/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
314 UTILITY	2009	7200	6 105	4	0 %	100 %		1.ONE STORY FRAM
344 PAVING.....	2009	10000	3 100	4	0 %	100 %		2.TWO STORY FRAM
182 SINGLE	2009	5	3 100	4	0 %	100 %		3.THREE STORY FR
171	2009	7200	3 100	4	0 %	100 %		4.1 & 1/2 STORY
103 SLAB.....	2009	7200	6 105	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 R08-006-002

Account 1967

Location 11 TWIN RIVERS DRIVE

Card 1 Of 3 9/26/2024

11 TWINRIVERS, LLC
11 TWIN RIVERS DRIVE
WISCASSET ME 04578

B4772P208 B4794P193

Previous Owner
FERRY ROAD DEVELOPMENT CO., LLC

485 WEST PUTNAM AVENUE
GREENWICH CT 06830
Sale Date: 4/16/2014

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'15 new 37000 sqft addition (includes Office area & Mezzanine) also renovation of previous existing strcture. Also new paving and loading docks.
2006-THIS IS WHERE RYNEL IS LOCATED. NEW STEEL WAREHOUSE MANUFACTURING BUILDING WITH LOADING DOCKS. GAZEBO ALSO.
2014-Previous owner: Ferry Road Development Co., LLC
BK3339 PG11.

WISCASSET

Property Data

Neighborhood		109 SOUTHEAST	
Tree Growth Year		0	
FARM LAND YEAR		0	
OPEN SPACE YEAR		0	
Zone/Land Use		24 INDUSTRIAL-OLD FERRY RD	
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	346,300	1,124,000	0	1,470,300
2012	346,300	1,124,000	0	1,470,300
2013	346,300	1,124,000	0	1,470,300
2014	346,300	1,124,000	0	1,470,300
2015	346,300	1,173,400	0	1,519,700
2016	346,300	1,173,400	0	1,519,700
2017	346,300	1,173,400	0	1,519,700
2018	346,300	1,173,400	0	1,519,700
2019	346,300	1,173,400	0	1,519,700
2020	346,300	1,173,400	0	1,519,700
2021	346,300	1,173,400	0	1,519,700
2022	346,300	1,173,400	0	1,519,700
2023	366,900	1,243,800	0	1,610,700
2024	366,900	1,243,800	0	1,610,700

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		13.96				

WISCASSET

Map Lot R08-006-002


Account 1967

Location 11 TWIN RIVERS DRIVE

Card 1

Of 3

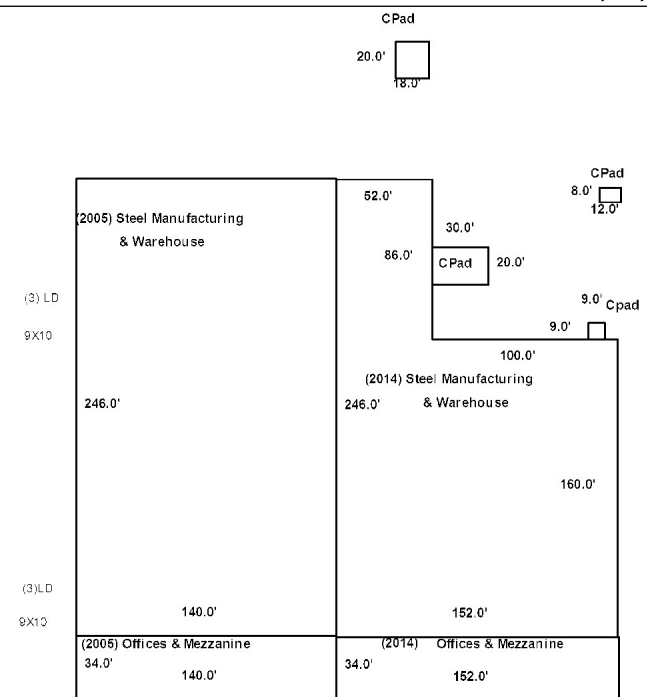
9/26/2024

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

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
248 MAN STEEL.....	2005	34440	4 95	5	0 %	100 %		1.ONE STORY FRAM
271 OFFICE MEZZ	2005	4760	4 95	4	0 %	100 %		2.TWO STORY FRAM
252 COV LOAD	2005	90	4 95	4	0 %	100 %		3.THREE STORY FR
252 COV LOAD	2005	90	4 95	4	0 %	100 %		4.1 & 1/2 STORY
252 COV LOAD	2005	90	4 95	4	0 %	100 %		5.1 & 3/4 STORY
252 COV LOAD	2005	90	4 95	4	0 %	100 %		6.2 & 1/2 STORY
252 COV LOAD	2005	90	4 95	4	0 %	100 %		21.Open Frame Por
252 COV LOAD	2005	90	4 95	4	0 %	100 %		22.Encl Frame Por
252 COV LOAD	2005	90	4 95	4	0 %	100 %		23.Frame Garage
252 COV LOAD	2005	90	4 95	4	0 %	100 %		24.Frame Shed
371 CONCRETE	2005	81	4 95	4	0 %	100 %		25.Frame Bay Wind
371 CONCRETE	2005	120	4 95	4	0 %	100 %		26.1SFr Overhang
270	2005	740	4 95	4	0 %	100 %		27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic




WISCASSET

Map Lot R08-006-002

Account 1967

Location 11 TWIN RIVERS DRIVE

Card 2 Of 3 9/26/2024

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

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
270	2005	740	4 100	5	0 %	100 %		1.ONE STORY FRAM
344 PAVING.....	2005	37000	3 100	4	0 %	50 %		2.TWO STORY FRAM
171	2005	39200	4 100	5	0 %	50 %		3.THREE STORY FR
270	2005	17220	4 100	5	0 %	100 %		4.1 & 1/2 STORY
270	2005	400	4 100	5	0 %	100 %		5.1 & 3/4 STORY
270	2005	400	4 100	5	0 %	100 %		6.2 & 1/2 STORY
24 Frame Shed	2012	120	4 100	5	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



11 TWINRIVERS, LLC 11 TWIN RIVERS DRIVE WISCASSET ME 04578			Property Data			Assessment Record								
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total				
			Tree Growth Year 0			2015	0	7,107,400	0	7,107,400				
			FARM LAND YEAR 0			2016	0	7,107,400	0	7,107,400				
			OPEN SPACE YEAR 0			2017	0	7,107,400	0	7,107,400				
B4772P208 B4794P193 Previous Owner FERRY ROAD DEVELOPMENT CO., LLC 485 WEST PUTNAM AVENUE GREENWICH CT 06830 Sale Date: 4/16/2014			Zone/Land Use 24 INDUSTRIAL-OLD FERRY RD			2018	0	7,107,400	0	7,107,400				
			Secondary Zone			2019	0	7,107,400	0	7,107,400				
						2020	0	7,107,400	0	7,107,400				
			Topography 2 Rolling			2021	0	7,107,400	0	7,107,400				
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2022	0	7,107,400	0	7,107,400	
Utilities 2 Public Water 3 Public Sewer						2023	0	7,534,300	0	7,534,300				
						2024	0	7,534,300	0	7,534,300				
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			Land Data								
			CONSERV EASE 0											
			Sale Data			Front Foot		Type	Effective		Influence		Influence Codes	
			Sale Date						Frontage	Depth	Factor	Code		
Price			Square Foot											
Sale Type														
1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot							1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share				
Financing														
1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			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							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				
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.														
Inspection Witnessed By:														
X			Date											
No./Date	Description		Date Insp.											
Notes:			1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2		Acreege/Sites						
			Validity 1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose											
			Verified 1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.											
WISCASSET						Total Acreage		0.00						


WISCASSET

Map Lot R08-006-002

Account 1967

Location 11 TWIN RIVERS DRIVE

Card 3 Of 3 9/26/2024

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 0%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6. 9.None					2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4. 7.					2.Refusal 5.Estimate 8.		
2.Damp	5. 8.		3.Informed 6. 9.					
3.Wet	6. 9.		Information Code 0					
Date Inspected			1.Owner 4.Agent 7.			2.Relative 5.Estimate 8.		
			2.Relative 5.Estimate 8.			3.Tenant 6.Other 9.		
			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
265 Ave "S"	2014	28792	3 100	4	0 %	100 %		3.THREE STORY FR
271 OFFICE MEZZ	2014	5160	4 95	4	0 %	100 %		4.1 & 1/2 STORY
270	2014	3563	4 95	4	0 %	100 %		5.1 & 3/4 STORY
171	2014	33532	4 95	4	0 %	50 %		6.2 & 1/2 STORY
371 CONCRETE	2014	1137	4 95	4	0 %	100 %		21.Open Frame Por
344 PAVING.....	2014	20462	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

FERRY ROAD DEVELOPMENT CO., LLC GREENWICH CT 06830 B3339P11			Property Data			Assessment Record						
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year 0			2011	48,100	0	0	48,100		
			FARM LAND YEAR 0			2012	48,100	0	0	48,100		
			OPEN SPACE YEAR 0			2013	48,100	0	0	48,100		
			Zone/Land Use 24 INDUSTRIAL-OLD FERRY RD			2014	48,100	0	0	48,100		
			Secondary Zone			2015	48,100	0	0	48,100		
						2016	48,100	0	0	48,100		
			Topography 2 Rolling			2017	48,100	0	0	48,100		
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			2018	48,100	0	0	48,100		
						2019	48,100	0	0	48,100		
						2020	48,100	0	0	48,100		
						2021	48,100	0	0	48,100		
						2022	48,100	0	0	48,100		
			Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2023	51,000	0	0	51,000		
						2024	51,000	0	0	51,000		
						Land Data						
						Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot	Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improveme 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										
		52	1.00	100	% 0							
53		1.00	100	% 0								
55		0.69	100	% 0								
			%									
			%									
			%									
			%									
Total Acreage 1.69												

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

WISCASSET

Map Lot R08-006-003

Account 1968

Location TWIN RIVERS DRIVE

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 0%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic		
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.
Stories			4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.				3.Defmaint	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.
Bsmt Gar # Cars						Entrance Code 4 Unoccupied		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code 5 Estimate		
Date Inspected			1.Owner			4.Agent	7.	
			2.Relative			5.Estimate	8.	
			3.Tenant			6.Other	9.	
Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	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 R08-006-004

Account 1969

Location TWIN RIVERS DRIVE

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 0%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 4 Unoccupied		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.	3.Informed 6. 9.					
3.Wet	6.	9.	Information Code 5 Estimate					
Date Inspected			1.Owner 4.Agent 7.			2.Relative 5.Estimate 8.		
			3.Tenant 6.Other 9.					
Additions, Outbuildings & Improvements								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, INHABITANTS OF MUNICIPALITY
PARKING LOT
WISCASSET ME 04578

B3468P291

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	

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	303,800	0	303,800	0
2012	303,800	0	303,800	0
2013	303,800	0	303,800	0
2014	303,800	0	303,800	0
2015	303,800	0	303,800	0
2016	303,800	0	303,800	0
2017	303,800	0	303,800	0
2018	303,800	0	303,800	0
2019	303,800	0	303,800	0
2020	303,800	0	303,800	0
2021	303,800	0	303,800	0
2022	303,800	0	303,800	0
2023	379,800	0	379,800	0
2024	379,800	0	379,800	0

Land Data

Front Foot	Type	Effective		Influence		Influence Codes	
		Frontage	Depth	Factor	Code		
11.Regular Lot				%		1.Open Space	
12.Delta Triangle				%		2.Neighborhood A	
13.Nabla Triangle				%		3.Topography	
14.Rear Land				%		4.Size/Shape	
15.Front Foot				%		5.Access	
				%		6.Restriction	
				%		7.Corner/Locatio	
Square Foot		Square Feet				8.View/Environ	
	16.Regular Lot			%		9.Fract Share	
	17.Secondary Site			%		Acres	
	18.Secondary Site			%		30.Rear 20+	
	19.Condominium			%		31.Waterfront Rea	
	20.Base Homesite			%		32.Open Space	
				%		33.RestrictEsm	
				%		34.PASTURE 1	
Fract. Acre		Acreage/Sites				35.HORTICULTURAL-	
	21.HS Size Adj	22	1.00	100	%	0	36.Pasture 3
	22.Base Waterfron	23	1.00	100	%	0	37.Softwood
	23.Deep WF Size A	31	0.10	100	%	0	38.Mixed Wood
	Acres				%		39.Hardwood
	24.Base Waterfron				%		40.Wasteland
	25.Shallow WF Siz				%		41.CAMP SITE
	26.Base Water Inf				%		42.Mobile Home Si
	27.Influence W Si				%		43.Condo Site
	28.Rear Land 1-10	Total Acreage		1.10			44.Site Improve
	29.Rear Land 11-2						45.CAMP SITE
							46.PAVING/00

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2006-GIFTED LAND TO TOWN OF WISCASSET FROM FERRY
ROAD DEVELOPMENT CO.

WISCASSET

WISCASSET

Map Lot R08-006-A

Account 2029

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

Map Lot R08-006-B			Account 2666			Location OLD FERRY ROAD			Card 1		Of 1		9/26/2024							
CENTRAL MAINE POWER ONE CITY CENTER PORTLAND ME 04101						Property Data			Assessment Record											
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total							
						Tree Growth Year 0			2018	151,900	0	0	151,900							
						FARM LAND YEAR 0			2019	151,900	0	0	151,900							
						OPEN SPACE YEAR 0			2020	151,900	0	0	151,900							
B5190P245						Zone/Land Use 24 INDUSTRIAL-OLD FERRY RD			2021	151,900	0	0	151,900							
						Secondary Zone			2022	151,900	0	0	151,900							
									2023	160,600	0	0	160,600							
						Topography 2 Rolling			2024	160,600	0	0	160,600							
						Utilities														
						1.Public 4.Dr Well 7.Cesspool														
						2.Water 5.DUG/LAKE 8.														
						3.Sewer 6.Septic 9.None														
						Street 1 Paved														
						1.Paved 4.Proposed 7.														
						2.Semi Imp 5.Private 8.														
						3.Gravel 6.Pub Eas 9.NoStreet														
Inspection Witnessed By:						TREE GROWTH PLAN 0			Land Data											
						CONSERV EASE 0														
X						Sale Data			Front Foot		Type		Effective		Influence		Influence Codes			
						Sale Date 10/13/2017							Frontage		Depth				Factor	
No./Date		Description				Date Insp.		Price 25,000		11.Regular Lot							1.Open Space			
								Sale Type 1 Land Only		12.Delta Triangle							2.Neighborhood A			
								1.Land 4.Mobile 7.		13.Nabla Triangle							3.Topography			
								2.L & B 5.Other 8.		14.Rear Land							4.Size/Shape			
								3.Building 6. 9.		15.Front Foot							5.Access			
Notes:						Financing 9 Unknown			Square Foot				Square Feet						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	
'18 29.45 acres from lot 6						Validity 8 Other Non Valid			Fract. Acre				Acreage/Sites						Acres	
						1.Valid 4.Split 7.Renovate													30.Rear 20+	
						2.Related 5.Partial 8.Other													31.Waterfront Rea	
						3.Distress 6.Exempt 9.Foreclose													32.Open Space	
WISCASSET						Verified 5 Public Record													33.RestrictEsm	
						1.Buyer 4.Agent 7.Family													34.PASTURE 1	
						2.Seller 5.Pub Rec 8.Other													35.HORTICULTURAL-	
						3.Lender 6.MLS 9.													36.Pasture 3	
									21.HS Size Adj		52	1.00	100	%	0	37.Softwood				
									22.Base Waterfron		53	1.00	100	%	0	38.Mixed Wood				
									23.Deep WF Size A Acres		55	20.00	100	%	0	39.Hardwood				
									24.Base Waterfron		56	8.45	100	%	0	40.Wasteland				
									25.Shallow WF Siz					%		41.CAMP SITE				
									26.Base Water Inf					%		42.Mobile Home Si				
									27.Influence W Si					%		43.Condo Site				
									28.Rear Land 1~10		Total Acreage 29.45						44.Site Improveme			
									29.Rear Land 11~2								45.CAMP SITE			
																	46.PAVING/00			

WISCASSET

Map Lot R08-006-B

Account 2666

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

PLUMMER, PAUL A WISCASSET ME 04578			Property Data			Assessment Record						
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year 0			2011	44,300	89,400	10,000	123,700		
			FARM LAND YEAR 0			2012	44,300	89,400	10,000	123,700		
			OPEN SPACE YEAR 0			2013	44,300	89,400	10,000	123,700		
B855P279			Zone/Land Use 21 RURAL			2014	44,300	89,400	10,000	123,700		
			Secondary Zone			2015	44,300	89,400	10,000	123,700		
			Topography 2 Rolling			2016	44,300	89,400	15,000	118,700		
						2017	44,300	89,400	20,000	113,700		
						2018	44,300	89,400	20,000	113,700		
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2019	44,300	89,400	26,000	107,700		
			Utilities 4 Drilled Well 3 Public Sewer			2020	44,300	89,400	31,000	102,700		
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	44,300	89,400	31,000	102,700		
						2022	44,300	89,400	29,760	103,940		
						2023	55,400	111,800	31,000	136,200		
			Street 1 Paved			2024	55,400	111,800	31,000	136,200		
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			Land Data						
			Front Foot		Type	Effective		Influence		Influence Codes		
			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot			Frontage	Depth	Factor	Code	1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share		
										Acres		
Inspection Witnessed By:			Square Foot		Square Feet				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			
			16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite								43.Condo Site 44.Site Improve	
											45.CAMP SITE 46.PAVING/00	
X			Fract. Acre		Acreage/Sites							
			21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		20 1.00 100 % 0 21 1.00 100 % 0 28 4.00 100 % 0							
			Acres									
			24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2									
Notes:			Validity									
			1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose									
			Verified									
			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.									
WISCASSET												

WISCASSET

Map Lot R08-007

Account 1077

Location 556 BIRCH POINT ROAD

Card 1 Of 1 9/26/2024

Building Style	5 Colonial		SF Bsmt Living	0		Layout	1 Typical		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade	0 0		1.Typical	4.	7.	
2.Ranch	6.Split	10.Double	HEARTH 0			2.Inadeq	5.	8.	
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type	100%	5 Forced Warm Air	3.	6.	9.	
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic 5 Floor & Stairs			
Dwelling Units	1		2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.	
Other Units	0		3.H Pump	7.Electric	11.	2.1/2 Fin	5.Fl/Stair	8.	
Stories	2 Two Story		4.Steam	8.Fl/Wall	12.	3.3/4 Fin	6.	9.None	
1.1	4.1.5	7.	Cool Type	0%	9 None	Insulation 4 Minimal			
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.	
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.	
Exterior Walls	1 CLAPBOARD		3.H Pump	6.	9.None	3.Capped	6.	9.None	
1.CLAP	5.T-111	9.OTHER	Kitchen Style	2 TYPICAL		Unfinished % 0%			
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor 4 Good 95%			
3.COMP	7.NOv	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad	
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad	
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 TYPICAL		3.C Grade	6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint) 1092			
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition 2 Fair			
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G	
SF Masonry Trim	0		# Rooms	7		2.Fair	5.Avg+	8.Exc	
OPEN-3-CUSTOM	0		# Bedrooms	3		3.Avg-	6.Good	9.Same	
OPEN-4-CUSTOM	0		# Full Baths	1		Phys. % Good 0%			
Year Built	1870		# Half Baths	0		Funct. % Good 100%			
Year Remodeled	0		# Addn Fixtures	0		Functional Code 9 None			
Foundation	1 Concrete		# Fireplaces	0		1.Incomp	4.SMALL	7.LAYOUT	
1.Concrete	4.Wood	7.	<div><p>TRIO Software A Division of Harris Computer Systems</p></div>						
2.C Block	5.Slab	8.							
3.Br/Stone	6.Piers	9.							
Basement 4 Full Basement									
1.1/4 Bmt	4.Full Bmt	7.							
2.1/2 Bmt	5.None	8.							
3.3/4 Bmt	6.	9.None							
Bsmt Gar # Cars	0								
Wet Basement 2 Damp Basement									
1.Dry	4.	7.							
2.Damp	5.	8.							
3.Wet	6.	9.							
						Econ. % Good 100%			
						Economic Code None			
						0.None	3.Services	9.None	
						1.Location	4.Traffic	8.	
						2.Encroach	8.Other	9.	
						Entrance Code 5 Estimated			
						1.Interior	4.Vacant	7.	
						2.Refusal	5.Estimate	8.	
						3.Informed	6.	9.	
						Information Code 5 Estimate			

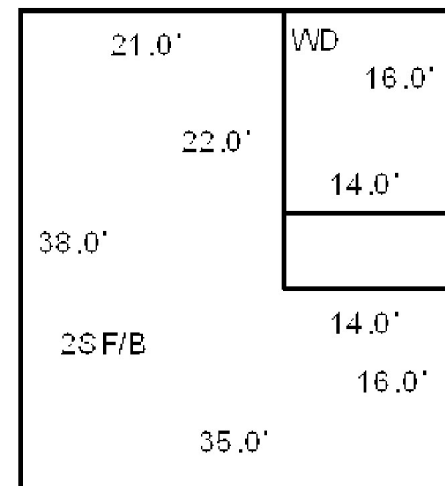
Date Inspected 2/27/2007

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
25 Frame Bay	0	48	0 0	0	0 %	0 %		3.THREE STORY FR
23 Frame Garage	0	576	2 100	2	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	2000	224	0 0	0	0 %	0 %		5.1 & 3/4 STORY
22 Encl Frame Porch	2000	60	0 0	0	0 %	0 %		6.2 & 1/2 STORY
21 Open Frame	2000	24	0 0	0	0 %	0 %		21.Open Frame Por
						%	%	22.Encl Frame Por
						%	%	23.Frame Garage
						%	%	24.Frame Shed
						%	%	25.Frame Bay Wind
						%	%	26.1SFr Overhang
						%	%	27.Unfin Basement
						%	%	28.Unfinished Att
						%	%	29.Finished Attic

BARN 26X36

BARN 40X50

GARAGE 24 X 24



GRANT, JOSEPH L GRANT, VONCEAL WISCASSET ME 04578 B1739P92			Property Data			Assessment Record								
			Neighborhood 109 SOUTHEAST			Year	Land		Buildings		Exempt	Total		
			Tree Growth Year 0			2011	38,300		171,300		10,000	199,600		
			FARM LAND YEAR 0			2012	38,300		171,300		10,000	199,600		
			OPEN SPACE YEAR 0			2013	38,300		171,300		10,000	199,600		
			Zone/Land Use 21 RURAL			2014	38,300		171,300		10,000	199,600		
			Secondary Zone			2015	38,300		171,300		10,000	199,600		
						2016	38,300		171,300		15,000	194,600		
			Topography 2 Rolling			2017	38,300		171,300		20,000	189,600		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	38,300		171,300		20,000
2019	38,300								171,300		20,000	189,600		
Utilities 4 Drilled Well 3 Public Sewer						2020	38,300		171,300		25,000	184,600		
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None						2021	38,300		171,300		25,000	184,600		
						2022	38,300		171,300		24,000	185,600		
			Street 1 Paved			2023	47,900		214,200		25,000	237,100		
						2024	47,900		214,200		25,000	237,100		
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			Land Data								
						Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00	
			Frontage	Depth	Factor				Code					
Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.C Condominium 20.Base Homesite		Square Feet												
				%										
				%										
				%										
				%										
				%										
				%										
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2		Acreage/Sites												
		20	1.00	100	%	0								
		21	1.00	100	%	0								
		28	1.00	100	%	0								
					%									
					%									
					%									
Total Acreage 2.00														

Inspection Witnessed By:		
X		Date
No./Date	Description	Date Insp.
Notes:		
1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown		
Validity 1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose		
Verified 1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.		

WISCASSET

WISCASSET

Map Lot R08-007-A


Account 1078

Location 540 BIRCH POINT ROAD

Card 1

Of 1

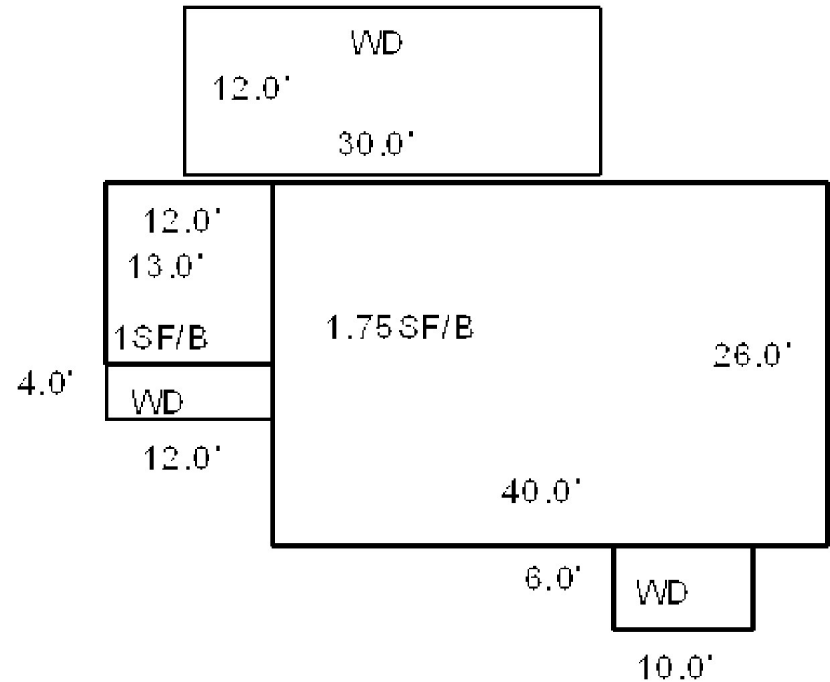
9/26/2024

Building Style 4 Cape Cod	SF Bsmt Living 624	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 9 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1040
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1992	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/27/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	0	156	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	0	48	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	0	360	0 0	0	0 %	0 %		3.THREE STORY FR
68 Wood Deck	0	60	0 0	0	0 %	0 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot R08-008

Account 1079

Location 541 BIRCH POINT ROAD

Card 1 Of 1 9/26/2024

STEVENS, BRAXTON H
541 BIRCH POINT RD
WISCASSET ME 04578

B5467P90

Previous Owner
CONNORS, KENNETH W

541 BIRCH POINT ROAD
WISCASSET ME 04578
Sale Date: 12/06/2019

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

7/7/20 REMOVE SHED.

'20 1.03 acres to new lot 8-B

2009-42' windmill added; 100% complete. Not assessed as yet as no values set.

2010- info on shed and canopy got deleted somehow and was reentered for this year.

WISCASSET

Property Data

Neighborhood 109 SOUTHEAST		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 21 RURAL		
Secondary Zone		
Topography 2 Rolling		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 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 12/06/2019		
Price 208,000		
Sale Type 2 Land & Buildings		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing 9 Unknown		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity 8 Other Non Valid		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified 5 Public Record		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	59,300	176,300	10,000	225,600
2012	59,300	176,300	10,000	225,600
2013	59,300	176,300	10,000	225,600
2014	59,300	176,300	10,000	225,600
2015	59,300	176,300	10,000	225,600
2016	59,300	176,300	21,000	214,600
2017	59,300	176,300	26,000	209,600
2018	59,300	176,300	26,000	209,600
2019	59,300	176,300	26,000	209,600
2020	58,300	172,200	0	230,500
2021	58,300	172,200	0	230,500
2022	58,300	172,200	0	230,500
2023	72,900	215,300	0	288,200
2024	72,900	215,300	0	288,200

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		13.00		

WISCASSET

Map Lot R08-008

Account 1079

Location 541 BIRCH POINT ROAD

Card 1

Of 1

9/26/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 3 Sheet Metal	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 988
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1967	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 2 Concrete Block	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

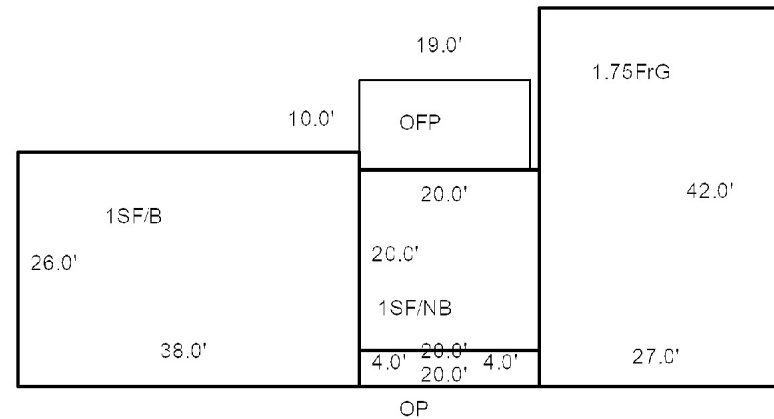
Date Inspected 2/28/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	380	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 Open Frame	0	190	0 0	0	0 %	0 %		2.TWO STORY FRAM
21 Open Frame	0	80	0 0	0	0 %	0 %		3.THREE STORY FR
78 1.75 ST	0	1134	0 0	0	0 %	0 %		4.1 & 1/2 STORY
61 Canopy	0	252	2 95	1	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

CANOPY 14X18

Windmill



Map Lot R08-008-A			Account 1080			Location 563 BIRCH POINT ROAD			Card 1 Of 1 9/26/2024		
CONNORS, JODY WAYNE 563 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	165,200	10,000	191,600	
			FARM LAND YEAR 0			2012	36,400	165,200	10,000	191,600	
			OPEN SPACE YEAR 0			2013	36,400	165,200	10,000	191,600	
B1855P262			Zone/Land Use 21 RURAL			2014	36,400	165,200	10,000	191,600	
			Secondary Zone			2015	36,400	165,200	10,000	191,600	
						2016	36,400	165,200	15,000	186,600	
			Topography 3 Above Street			2017	36,400	166,400	20,000	182,800	
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	36,400	167,400	20,000	183,800	
						2019	36,400	167,400	20,000	183,800	
			Utilities 4 Drilled Well 3 Public Sewer			2020	38,500	167,400	25,000	180,900	
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	38,500	167,400	25,000	180,900	
						2022	38,500	167,400	24,000	181,900	
			Street 1 Paved			2023	48,100	209,300	25,000	232,400	
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2024	48,100	209,300	25,000	232,400	
Land Data											
Inspection Witnessed By:			Front Foot		Type	Effective		Influence		Influence Codes	
						Frontage	Depth	Factor	Code		
								%			
								%			
								%			
X Date			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot					%			
								%			
								%			
								%			
								%			
No./Date Description Date Insp.			Square Foot			Square Feet					
							%				
							%				
							%				
							%				
Notes: '20 per written request combine 1.03 acres with this lot. '18 add shower			16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite				%				
							%				
							%				
							%				
							%				
'17 nah add 10x20 shed 2005-5% UNFINISHED, UPSTAIRS			Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			Acreage/Sites					
						20	1.00	100	% 0		
						21	1.00	100	% 0		
						28	1.10	100	% 0		
								%			
WISCASSET							%				
							%				
							%				
							%				
							%				
						Total Acreage 2.10					

WISCASSET

Map Lot R08-008-A


Account 1080

Location 563 BIRCH POINT ROAD

Card 1

Of 1

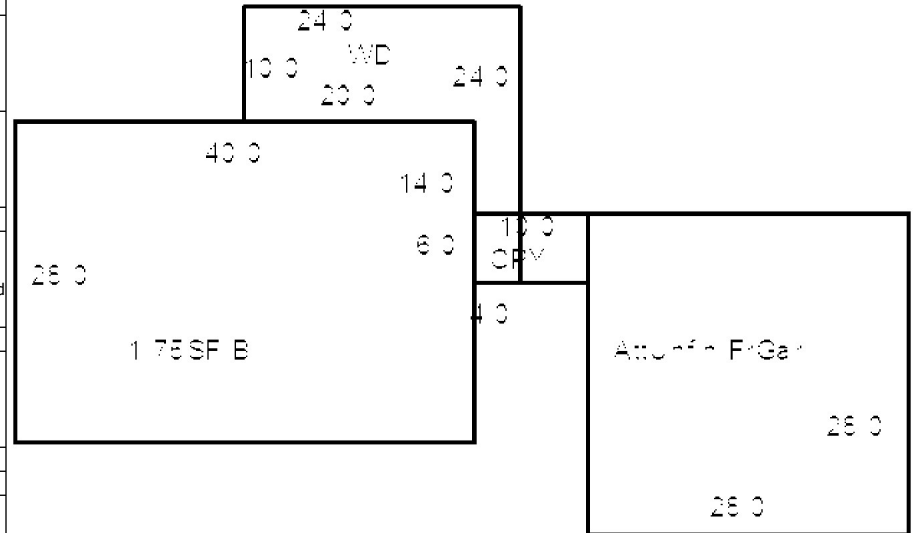
9/26/2024

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1120
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1992	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 1	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 1		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/03/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	256	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	2009	784	3 100	4	0 %	100 %		2.TWO STORY FRAM
61 Canopy	2009	60	3 100	4	0 %	100 %		3.THREE STORY FR
28 Unfinished Attic	2009	784	3 100	4	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	2016	200	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 R08-009			Account 1081			Location 534 BIRCH POINT ROAD			Card 1 Of 1			9/26/2024			
MORSE, IONA 534 BIRCH POINT ROAD WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings		Exempt	Total	
						Tree Growth Year 0			2011	37,500	81,600		10,000	109,100	
						FARM LAND YEAR 0			2012	37,500	81,600		10,000	109,100	
						OPEN SPACE YEAR 0			2013	37,500	81,600		10,000	109,100	
B5866P152						Zone/Land Use 21 RURAL			2014	37,500	81,600		10,000	109,100	
Previous Owner BAISE, DAWN E 534 BIRCH POINT ROAD WISCASSET ME 04578 Sale Date: 4/04/2022						Secondary Zone			2015	37,500	81,600		10,000	109,100	
									2016	37,500	81,600		15,000	104,100	
						Topography 4 Below Street			2017	37,500	81,600		20,000	99,100	
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	37,500	81,600		20,000	99,100	
									2019	37,500	81,600		20,000	99,100	
						Utilities 4 Drilled Well 3 Public Sewer			2020	37,500	81,600		25,000	94,100	
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	37,500	81,600		25,000	94,100	
									2022	37,500	81,600		24,000	95,100	
						Street 1 Paved			2023	46,900	102,000		32,000	116,900	
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2024	46,900	102,000		32,000	116,900	
Land Data															
Inspection Witnessed By:						Front Foot		Type	Effective		Influence		Influence Codes		
									Frontage	Depth	Factor	Code			
											%				
											%				
											%				
X						11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot							1.Open Space		
													2.Neighborhood A		
													3.Topography		
													4.Size/Shape		
													5.Access		
Date													6.Restriction		
													7.Corner/Locatio		
													8.View/Environ		
													9.Fract Share		
													Acres		
No./Date Description Date Insp.						Square Foot			Square Feet				30.Rear 20+		
													31.Waterfront Rea		
													32.Open Space		
													33.RestrictEsm		
													34.PASTURE 1		
Notes: '21 REMOVE GOLDEN(DECEASED)									Acres/Sites				35.HORTICULTURAL-		
									20	1.00	100 %	0	36.Pasture 3		
									21	1.00	100 %	0	37.Softwood		
									28	0.62	100 %	0	38.Mixed Wood		
											%		39.Hardwood		
WISCASSET													40.Wasteland		
											%		41.CAMP SITE		
											%		42.Mobile Home Si		
											%		43.Condo Site		
									Total Acreage 1.62						44.Site Improve
													45.CAMP SITE		
												46.PAVING/00			

WISCASSET

Map Lot R08-009


Account 1081

Location 534 BIRCH POINT ROAD

Card 1

Of 1

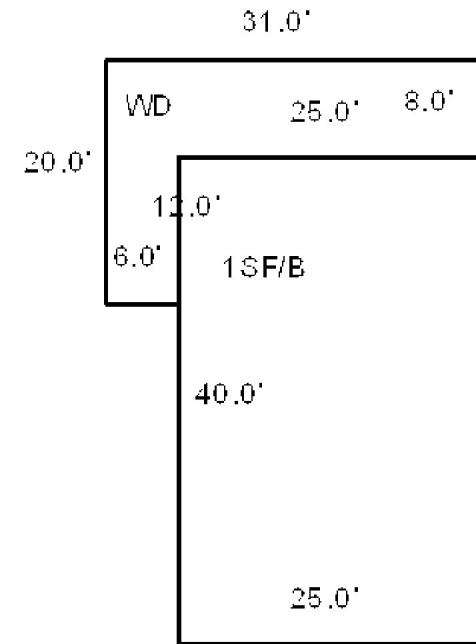
9/26/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1000
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1975	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmait 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 1		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/03/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	320	0 0	0	0 %	0 %		1.ONE STORY FRAM
24 Frame Shed	2000	80	1 100	3	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	2009	96	1 100	3	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



SHED 8X10



SHERMAN, NORMAN P
532 MAIN ROAD
WESTPORT ISLAND ME 04578

B6012P119

Previous Owner
HODGDON, MARGARET L

495 BIRCH POINT ROAD
WISCASSET ME 04578
Sale Date: 6/28/2023

Previous Owner
HODGDON, RONALD S. J/T
HODGDON, MARGARET L.

WISCASSET ME 04578
Sale Date: 12/12/2011

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2004-SOLD 12 ACRES TO LOT 10B
2005-CORRECTIVE DEED SHOWS ONLY 9.4 ACRES SOLD.
ADDED 2.6 AC BACK INTO THIS PROPERTY.
2012-Mr. Hodgdon passed away 12/12/11, leaving property to
wife as joint tenant. Sent veterans widow application as well.
2013-Mrs. Hodgdon putting in new home next to this house,
911 address for new home is 489 Birch Point Road.

WISCASSET

Property Data

Neighborhood 109 SOUTHEAST		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 21 RURAL		
Secondary Zone		
Topography 2 Rolling		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities	2 Public Water	6 Septic System
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street	1 Paved	
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN		0
CONSERV EASE		0
Sale Data		
Sale Date	6/28/2023	
Price	250,000	
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	69,300	74,500	16,000	127,800
2012	69,300	74,500	16,000	127,800
2013	69,300	74,500	16,000	127,800
2014	69,300	74,500	16,000	127,800
2015	69,300	74,500	16,000	127,800
2016	69,300	74,500	21,000	122,800
2017	69,300	74,500	26,000	117,800
2018	69,300	74,500	26,000	117,800
2019	69,300	74,500	26,000	117,800
2020	69,300	74,500	31,000	112,800
2021	69,300	74,500	31,000	112,800
2022	69,300	74,500	29,760	114,040
2023	86,600	93,100	31,000	148,700
2024	86,600	93,100	0	179,700

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
Square Foot		Square Feet				Acres
16.Regular Lot				%		30.Rear 20+
17.Secondary Site				%		31.Waterfront Rea
18.Secondary Site				%		32.Open Space
19.Condominium				%		33.RestrictEsm
20.Base Homesite				%		34.PASTURE 1
				%		35.HORTICULTURAL-
Fract. Acre		Acres/Sites				36.Pasture 3
21.HS Size Adj	20	1.00	100	%	0	37.Softwood
22.Base Waterfron	21	1.00	100	%	0	38.Mixed Wood
23.Deep WF Size A	28	10.00	100	%	0	39.Hardwood
Acres	29	13.00	100	%	0	40.Wasteland
24.Base Waterfron				%		41.CAMP SITE
25.Shallow WF Siz				%		42.Mobile Home Si
26.Base Water Inf				%		43.Condo Site
27.Influence W Si				%		44.Site Improve
28.Rear Land 1-10						45.CAMP SITE
29.Rear Land 11-2						
		Total Acreage	24.00			

WISCASSET

Map Lot R08-010

Account 1082

Location 495 BIRCH POINT ROAD

Card 1

Of 1

9/26/2024

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 45% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 3 OLD STYLE	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 3 Old Style	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 880
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 2 Fair
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1800	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/28/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	0	216	0 0	0	0 %	0 %	
24 Frame Shed	0	432	0 0	0	0 %	0 %	
24 Frame Shed	0	132	0 0	0	0 %	0 %	
24 Frame Shed	0	80	2 100	1	0 %	100 %	
155 1 ST BARN.....	0	1032	3 100	1	0 %	100 %	
155 1 ST BARN.....	0	2640	3 100	1	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

BARN 43X24

BARN 40X66



Map Lot R08-010-A			Account 1083	Location 511 BIRCH POINT ROAD			Card 1	Of 1	9/26/2024				
EWEN, LINDA LEE 511 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	223,300	14,000	246,100		
				FARM LAND YEAR 0			2012	36,800	223,300	14,000	246,100		
				OPEN SPACE YEAR 0			2013	36,800	223,300	14,000	246,100		
B5787P315 Previous Owner HODGDON(HEIRS OF), DAVID P HODGDON(HEIRS OF), NATALIE H 511 BIRCH POINT ROAD WISCASSET ME 04578 Sale Date: 9/30/2021				Zone/Land Use 21 RURAL			2014	36,800	223,300	14,000	246,100		
				Secondary Zone			2015	36,800	223,300	14,000	246,100		
							2016	36,800	223,300	19,000	241,100		
				Topography 1 Level			2017	36,800	223,300	24,000	236,100		
							1.Level 4.Below St 7.Steep			2018	36,800	223,300	24,000
2.Rolling 5.Low 8.Rough			2019				36,800	223,300	24,000	236,100			
3.Above St 6.Swampy 9.			2020				36,800	217,000	29,000	224,800			
Utilities 4 Drilled Well 3 Public Sewer			2021				36,800	217,000	29,000	224,800			
1.Public 4.Dr Well 7.Cesspool			2022				36,800	217,000	0	253,800			
			2.Water 5.DUG/LAKE 8.			2023	46,000	271,300	25,000	292,300			
			3.Sewer 6.Septic 9.None			2024	46,000	271,300	25,000	292,300			
			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	
Inspection Witnessed By:			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 9/30/2021									5.Access	
X Date			Price 289,900			Square Foot						6.Restriction	
			Sale Type 2 Land & Buildings									7.Corner/Locatio	
			1.Land 4.Mobile 7.									8.View/Environ	
			2.L & B 5.Other 8.									9.Fract Share	
			3.Building 6. 9.									Acres	
Notes: '20 Per review adjust quality of construction and add missed fireplace 2005-ADDED NEW SHED AND ALSO ADDED, NEVER TAXED SHED BUILT IN 1945			Financing 9 Unknown			21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres						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									34.PASTURE 1	
WISCASSET			1.Valid 4.Split 7.Renovate			24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2						35.HORTICULTURAL-	
			2.Related 5.Partial 8.Other									36.Pasture 3	
			3.Distress 6.Exempt 9.Foreclose									37.Softwood	
			Verified 5 Public Record									38.Mixed Wood	
			1.Buyer 4.Agent 7.Family									39.Hardwood	
			2.Seller 5.Pub Rec 8.Other			Total Acreage 1.24						40.Wasteland	
			3.Lender 6.MLS 9.									41.CAMP SITE	
												42.Mobile Home Si	
												43.Condo Site	
												44.Site Improve	
												45.CAMP SITE	
												46.PAVING/00	

WISCASSET

Map Lot R08-010-A


Account 1083

Location 511 BIRCH POINT ROAD

Card 1

Of 1

9/26/2024

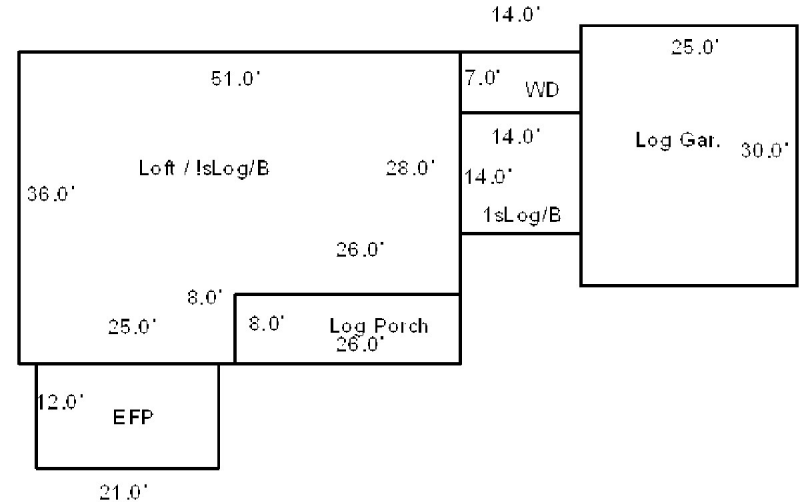
Building Style 8 Log	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 1 1/4 Finished
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 9 OTHER	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1628
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1995	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/28/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	0	196	0 0	0	0 %	0 %		1.ONE STORY FRAM
22 Encl Frame Porch	0	200	0 0	0	0 %	0 %		2.TWO STORY FRAM
21 Open Frame	0	208	0 0	0	0 %	0 %		3.THREE STORY FR
68 Wood Deck	0	98	0 0	0	0 %	0 %		4.1 & 1/2 STORY
23 Frame Garage	0	750	0 0	0	0 %	0 %		5.1 & 3/4 STORY
24 Frame Shed	1945	63	2 100	3	0 %	100 %		6.2 & 1/2 STORY
24 Frame Shed	2005	160	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

Shed 10x16



Map Lot R08-010-B			Account 2319		Location 523 BIRCH POINT ROAD		Card 1 Of 1		9/26/2024		
CRAMER, THOMAS W SANCHEZ, RONALD G 523 BIRCH POINT ROAD WISCASSET ME 04578 B4368P197 B4867P60 B4950P113			Property Data			Assessment Record					
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2011	53,100	251,500	0	304,600	
			FARM LAND YEAR 0			2012	53,100	251,500	10,000	294,600	
			OPEN SPACE YEAR 0			2013	53,100	251,500	10,000	294,600	
Previous Owner MCGUIRE, JOHN H. MCGUIRE, JUDY W. WISCASSET ME 04578 Sale Date: 11/16/2015			Zone/Land Use 21 RURAL			2014	53,100	251,500	10,000	294,600	
			Secondary Zone			2015	53,100	251,500	16,000	288,600	
						2016	53,100	251,500	0	304,600	
			Topography 2 Rolling			2017	53,100	251,500	0	304,600	
			Previous Owner BOURNE, DAVID J. BOURNE, DANIELLE K. WISCASSET ME 04578 Sale Date: 3/09/2015			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	53,100	251,500
Utilities 2 Public Water 3 Public Sewer						2019	53,100	251,500	0	304,600	
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None						2020	53,100	252,000	25,000	280,100	
Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet						2021	53,100	252,000	25,000	280,100	
						2022	53,100	252,000	24,000	281,100	
Previous Owner LEAVITT, CHRISTOPHER T. J/T LEAVITT, RUTH M. LONDONDERRY NH 03053 2585 Sale Date: 1/21/2011			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2023	66,400	315,000	25,000	356,400	
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2024	66,400	315,000	25,000	356,400	
			Land Data								
			Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00	
						Frontage	Depth	Factor	Code		
		%									
		%									
		%									
Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Square Feet								
					%						
					%						
					%						
					%						
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2			Acreage/Sites								
			20	1.00	100	%	0				
			21	1.00	100	%	0				
			28	8.40	100	%	0				
						%					

WISCASSET

Map Lot R08-010-B


Account 2319

Location 523 BIRCH POINT ROAD

Card 1

Of 1

9/26/2024

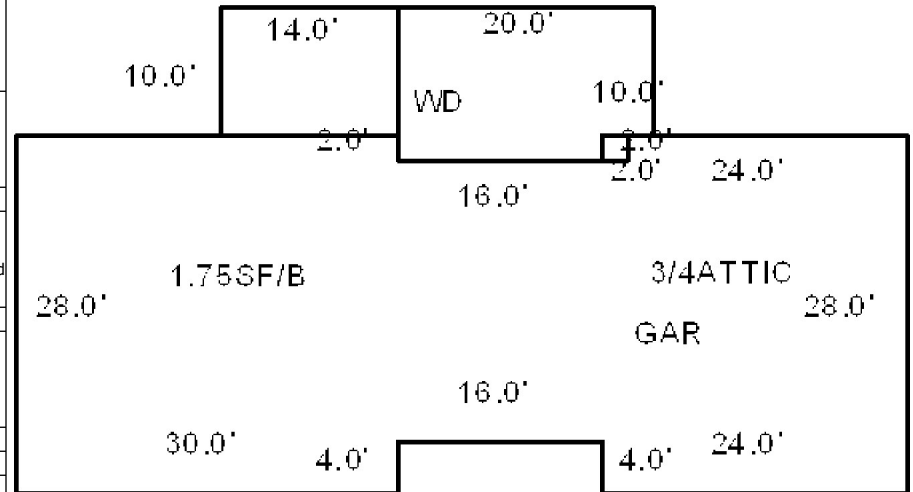
Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 100% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1202
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 2004	# Half Baths 2	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 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
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 4/20/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	240	0 0	0	0 %	100 %	
92 3/4S AD/GAR.....	0	672	0 0	0	0 %	100 %	
27 Unfin Basement	0	672	0 0	0	0 %	100 %	
21 Open Frame	0	280	0 0	0	0 %	100 %	
62 Patio	0	280	0 0	0	0 %	100 %	
24 Frame Shed	2006	252	3 100	4	0 %	100 %	
11 1	0	144	0 0	0	0 %	0 %	
24 Frame Shed	2019	100	3 100	4	0 %	100 %	
					%	%	
					%	%	

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



Map Lot R08-011

Account 1084

Location 516 BIRCH POINT ROAD

Card 1 Of 1 9/26/2024

HODGDON, JASON D
WESTPORT ISLAND ME 04578

B4715P136

Previous Owner
HODGDON, DAVID P.
511 BIRCH POINT ROAD

WISCASSET ME 04578
Sale Date: 9/24/2013

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2014- previous owner: David P. Hodgdon BK1419 PG287.

WISCASSET

Property Data			Assessment Record						
Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
			2011	48,300	51,000	0	99,300		
Tree Growth Year 0			2012	48,300	51,000	0	99,300		
FARM LAND YEAR 0			2013	48,300	51,000	0	99,300		
OPEN SPACE YEAR 0			2014	48,300	51,000	0	99,300		
Zone/Land Use 21 RURAL			2015	48,300	51,000	0	99,300		
			2016	48,300	51,000	0	99,300		
Secondary Zone			2017	48,300	51,000	0	99,300		
Topography 1 Level			2018	48,300	51,000	0	99,300		
			2019	48,300	51,000	0	99,300		
1.Level	4.Below St	7.Steep	2020	48,300	51,000	0	99,300		
2.Rolling	5.Low	8.Rough	2021	48,300	51,000	0	99,300		
3.Above St	6.Swampy	9.	2022	48,300	51,000	0	99,300		
Utilities	4 Drilled Well	6 Septic System	2023	60,400	63,700	0	124,100		
1.Public	4.Dr Well	7.Cesspool	2024	60,400	63,700	0	124,100		
2.Water	5.DUG/LAKE	8.	Land Data						
3.Sewer	6.Septic	9.None							
Street 1 Paved			Front Foot	Type	Effective		Influence		Influence Codes
1.Paved	4.Proposed	7.			Frontage	Depth	Factor	Code	
2.Semi Imp	5.Private	8.				%			
3.Gravel	6.Pub Eas	9.NoStreet				%			
TREE GROWTH PLAN 0						%			
CONSERV EASE 0						%			
Sale Data						%			
Sale Date 9/24/2013					%				
Price					%				
Sale Type 2 Land & Buildings					%				
1.Land	4.Mobile	7.	Square Foot	Square Feet				Influence Acres	
2.L & B	5.Other	8.				%			
3.Building	6.	9.				%			
Financing 9 Unknown						%			
1.Convent	4.Seller	7.				%			
2.FHA/VA	5.Private	8.				%			
3.Assumed	6.Cash	9.Unknown				%			
Validity 2 Related Parties			Fract. Acre	Acreage/Sites				35.HORTICULTURAL-	
1.Valid	4.Split	7.Renovate		20	1.00	100 %	0		
2.Related	5.Partial	8.Other		21	1.00	100 %	0		
3.Distress	6.Exempt	9.Foreclose		28	6.00	100 %	0		
Verified 5 Public Record						%			
1.Buyer	4.Agent	7.Family				%			
2.Seller	5.Pub Rec	8.Other				%			
3.Lender	6.MLS	9.			%		44.Site Improve		
					%				
					%				
			Total Acreage		7.00		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
- Acres
- 30.Rear 20+
- 31.Waterfront Rea
- 32.Open Space
- 33.RestrictEsm
- 34.PASTURE 1
- 35.HORTICULTURAL-
- 36.Pasture 3
- 37.Softwood
- 38.Mixed Wood
- 39.Hardwood
- 40.Wasteland
- 41.CAMP SITE
- 42.Mobile Home Si
- 43.Condo Site
- 44.Site Improve
- 45.CAMP SITE
- 46.PAVING/00

WISCASSET

Map Lot R08-011

Account 1084

Location 516 BIRCH POINT ROAD

Card 1

Of 1

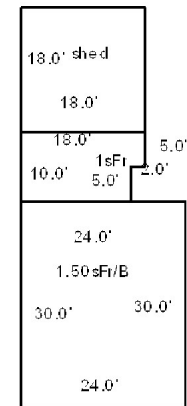
9/26/2024

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 3 Capped Only
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 2 Fair 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 720
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 1 Poor
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1935	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/31/1998

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	0	324	0 0	0	0 %	0 %		1.ONE STORY FRAM
22 Encl Frame Porch	0	70	0 0	0	0 %	0 %		2.TWO STORY FRAM
159 2.00 ST	0	1440	2 100	2	0 %	50 %		3.THREE STORY FR
155 1 ST BARN.....	0	3116	2 100	2	0 %	50 %		4.1 & 1/2 STORY
1 ONE STORY	0	170	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



2s Barn

Att Barn 24x60
12x38
Loft/Barn 38x35



Map Lot		R08-012		Account		1964		Location		BIRCH POINT ROAD		Card		1		Of		1		9/26/2024							
WISCASSET, INHABITANTS OF WISCASSET ME 04578				Property Data				Assessment Record																			
								Year		Land		Buildings		Exempt		Total											
				Neighborhood		109 SOUTHEAST		2011		75,200		0		0		75,200											
				Tree Growth Year		0		2012		75,200		0		0		75,200											
				FARM LAND YEAR		0		2013		75,200		0		75,200		0											
B3339P11				Zone/Land Use		21 RURAL		2014		75,200		0		75,200		0											
Previous Owner FERRY ROAD DEVELOPMENT CO., LLC				Secondary Zone				2015		75,200		0		75,200		0											
								2016		75,200		0		75,200		0											
				Topography		1 Level		2017		75,200		0		75,200		0											
				1.Level		4.Below St		7.Steep		2018		75,200		0		75,200		0									
				2.Rolling		5.Low		8.Rough		2019		75,200		0		75,200		0									
485 WEST PUTNAM AVENUE GREENWICH CT 06830 Sale Date: 4/01/2013				3.Above St		6.Swampy		9.		2020		75,200		0		75,200		0									
				Utilities		9		NoWater/NoSewer		2021		75,200		0		75,200		0									
				1.Public		4.Dr Well		7.Cesspool		2022		75,200		0		75,200		0									
				2.Water		5.DUG/LAKE		8.		2023		94,000		0		94,000		0									
				3.Sewer		6.Septic		9.None		2024		94,000		0		94,000		0									
Inspection Witnessed By:				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													
				TREE GROWTH PLAN		0		12.Delta Triangle																			
X				CONSERV EASE		0		Square Foot				Square Feet				Acres											
				Sale Date		4/01/2013						16.Regular Lot															
				Price								17.Secondary Site															
				Sale Type		1 Land Only						18.Secondary Site															
				1.Land		4.Mobile		7.		19.C Condominium								30.Rear 20+									
2.L & B		5.Other		8.		20.Base Homesite								31.Waterfront Rea													
3.Building		6.		9.										32.Open Space													
Notes:				Financing		9 Unknown		Fract. Acre				Acreage/Sites				33.RestrictEsm											
				1.Convent		4.Seller						7.		21.HS Size Adj				20		1.00		100		%		0	
				2.FHA/VA		5.Private						8.		22.Base Waterfron				21		1.00		100		%		6	
				3.Assumed		6.Cash						9.Unknown		23.Deep WF Size A				28		10.00		100		%		0	
				Validity		6 Exempt Property		29		10.00		100		%		0		39.Hardwood									
1.Valid		4.Split		7.Renovate		24.Base Waterfron		30		17.85		100		%		0		40.Wasteland									
2.Related		5.Partial		8.Other		25.Shallow WF Siz												41.CAMP SITE									
3.Distress		6.Exempt		9.Foreclose		26.Base Water Inf												42.Mobile Home Si									
3/1/06-PER CORRECTION FOUND ON SURVEY THIS LOT WAS 36 ACRES, NOW IT IS 38.85.				Verified		5 Public Record						Total Acreage		38.85													
				1.Buyer		4.Agent						7.Family		27.Influence W Si										43.Condo Site			
				2.Seller		5.Pub Rec						8.Other		28.Rear Land 1-10										44.Site Improve			
				3.Lender		6.MLS						9.		29.Rear Land 11-2										45.CAMP SITE			
																				46.PAVING/00							
WISCASSET																											

WISCASSET

Map Lot R08-012

Account 1964

Location BIRCH POINT ROAD

Card 1 Of 1 9/26/2024

Building Style	SF Bsmt Living	Layout					
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade	1.Typical 4. 7.					
2.Ranch 6.Split 10.Double	HEARTH	2.Inadeq 5. 8.					
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100%	3. 6. 9.					
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic					
Dwelling Units	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.					
Other Units	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.					
Stories	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None					
1.1 4.1.5 7.	Cool Type 0%	Insulation					
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.					
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.					
Exterior Walls	3.H Pump 6. 9.None	3.Capped 6. 9.None					
1.CLAP 5.T-111 9.OTHER	Kitchen Style	Unfinished %					
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor					
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad					
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad					
Roof Surface	Bath(s) Style	3.C Grade 6.AA Grade 9.Same					
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint)					
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition					
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G					
SF Masonry Trim	# Rooms	2.Fair 5.Avg+ 8.Exc					
OPEN-3-CUSTOM	# Bedrooms	3.Avg- 6.Good 9.Same					
OPEN-4-CUSTOM	# Full Baths	Phys. % Good					
Year Built	# Half Baths	Funct. % Good					
Year Remodeled	# Addn Fixtures	Functional Code					
Foundation	# Fireplaces	1.Incomp 4.SMALL 7.LAYOUT					
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER					
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None					
3.Br/Stone 6.Piers 9.		Econ. % Good					
Basement		Economic Code					
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None					
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.					
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.					
Bsmt Gar # Cars		Entrance Code 4 Unoccupied					
Wet Basement		1.Interior 4.Vacant 7.					
1.Dry 4. 7.		2.Refusal 5.Estimate 8.					
2.Damp 5. 8.		3.Informed 6. 9.					
3.Wet 6. 9.		Information Code 5 Estimate					
		1.Owner 4.Agent 7.					
		2.Relative 5.Estimate 8.					
		3.Tenant 6.Other 9.					
Date Inspected 2/28/2007							
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 R08-013-001


Account 1085

Location 435 BIRCH POINT ROAD

Card 1

Of 1

9/26/2024

Building Style 2 Ranch	SF Bsmt Living 582	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 9 105	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1456
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1993	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/28/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	160	0 0	0	0 %	0 %		1.ONE STORY FRAM
24 Frame Shed	2000	80	1 100	3	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED 8X10

16.0'
10.0'
WD

1SF/B

26.0'

56.0'



Map Lot R08-013-002			Account 1086		Location 425 BIRCH POINT ROAD		Card 1		Of 1		9/26/2024	
BABBIDGE, MARY J. 425 BIRCH POINT ROAD WISCASSET ME 04578			Property Data			Assessment Record						
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year 0			2011	36,700	80,100	0	116,800		
			FARM LAND YEAR 0			2012	36,700	80,100	0	116,800		
			OPEN SPACE YEAR 0			2013	36,700	80,100	0	116,800		
B4336P56 B5351P266			Zone/Land Use 21 RURAL			2014	36,700	80,100	0	116,800		
Previous Owner PLUMMER, QUINTON L J/T PLUMMER, MEREDITH J C/O MARY BABBIDGE WISCASSET ME 04578 Sale Date: 2/04/2019			Secondary Zone			2015	36,700	80,100	0	116,800		
			2016			36,700	80,100	0	116,800			
Previous Owner SAWIN CAPITAL, LLC C/O QUINTIN & MEREDITH PLUMMER 425 BIRCH POINT ROAD WISCASSET ME 04578 Sale Date: 10/28/2010			Topography 1 Level			2017	36,700	80,100	0	116,800		
			1.Level 4.Below St 7.Steep			2018	36,700	80,100	0	116,800		
			2.Rolling 5.Low 8.Rough			2019	36,700	80,100	0	116,800		
			3.Above St 6.Swampy 9.			2020	36,700	80,100	25,000	91,800		
			Utilities 4 Drilled Well 6 Septic System			2021	36,700	80,100	25,000	91,800		
Previous Owner PICKET FENCE LLC C/O QUINTIN & MEREDITH PLUMMER 425 BIRCH POINT ROAD WISCASSET ME 04578 Sale Date: 10/28/2010			1.Public 4.Dr Well 7.Cesspool			2022	36,700	80,100	24,000	92,800		
			2.Water 5.DUG/LAKE 8.			2023	45,900	100,100	25,000	121,000		
			3.Sewer 6.Septic 9.None			2024	45,900	100,100	25,000	121,000		
			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												
TREE GROWTH PLAN 0												
CONSERV EASE 0												
Sale Date 2/04/2019			Sale Data			11.Regular Lot				1.Open Space		
Price 129,000						12.Delta Triangle				2.Neighborhood A		
Sale Type 2 Land & Buildings						13.Nabla Triangle				3.Topography		
1.Land 4.Mobile 7.						14.Rear Land				4.Size/Shape		
2.L & B 5.Other 8.						15.Front Foot				5.Access		
3.Building 6. 9.										6.Restriction		
Financing 9 Unknown										7.Corner/Locatio		
1.Convent 4.Seller 7.										8.View/Environ		
2.FHA/VA 5.Private 8.										9.Fract Share		
3.Assumed 6.Cash 9.Unknown										Acres		
Validity 1 Arms Length Sale										30.Rear 20+		
1.Valid 4.Split 7.Renovate										31.Waterfront Rea		
2.Related 5.Partial 8.Other										32.Open Space		
3.Distress 6.Exempt 9.Foreclose										33.RestrictEsm		
Verified 5 Public Record										34.PASTURE 1		
1.Buyer 4.Agent 7.Family										35.HORTICULTURAL-		
2.Seller 5.Pub Rec 8.Other										36.Pasture 3		
3.Lender 6.MLS 9.										37.Softwood		
										38.Mixed Wood		
										39.Hardwood		
										40.Wasteland		
										41.CAMP SITE		
										42.Mobile Home Si		
										43.Condo Site		
										44.Site Improve		
										45.CAMP SITE		
										46.PAVING/00		

WISCASSET

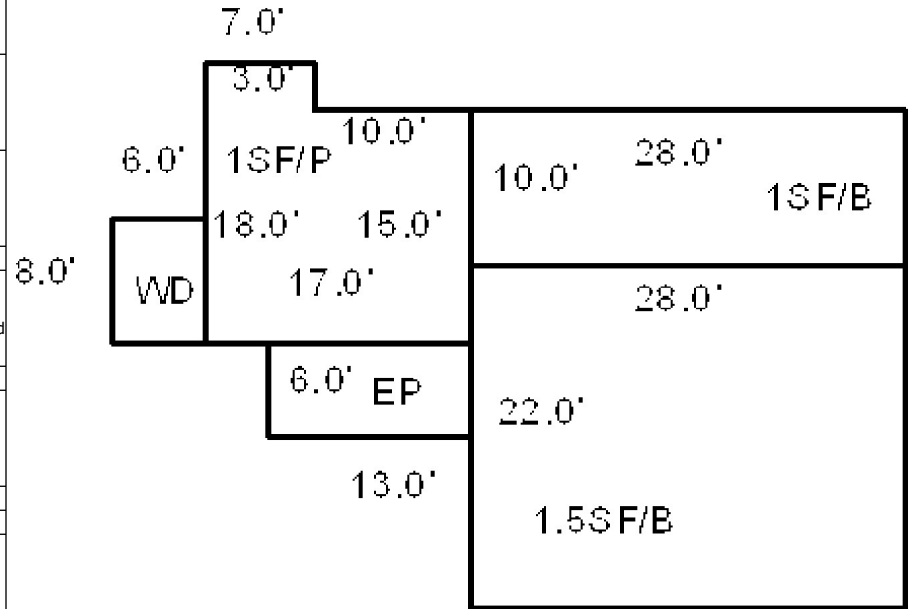
Map Lot R08-013-002

Account 1086

Location 425 BIRCH POINT ROAD

Card 1 Of 1 9/26/2024

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 616
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1910	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Date Inspected 6/03/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	0	280	0 0	0	0 %	0 %	
1 ONE STORY	0	276	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	78	0 0	0	0 %	0 %	
68 Wood Deck	0	48	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



BAKER, KENNETH J/T
BAKER, HEATHER K
ARROWSIC ME 04530

B2849P219

Previous Owner
LEAVITT, WALTER H.
LEAVITT, NANCY A.
C/O KENNETH & HEATHER BAKER
OAK RIDGE NC 27310
Sale Date: 5/03/2002

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2003-FORMER OWNER: WALTER & NANCY LEAVITT BK1822
PG116
5/24/04-NEW ADDRESS EFFECTIVE: 12 SIROIS ROAD
ARROWSIC, ME 04530 MORTON BUILDING HAS DIRT FLOOR

WISCASSET

Property Data

Neighborhood	109 SOUTHEAST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	21 RURAL		
Secondary Zone			
Topography 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	5/03/2002		
Price	31,000		
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	35,600	54,700	0	90,300
2012	35,600	54,700	0	90,300
2013	35,600	54,700	0	90,300
2014	35,600	54,700	0	90,300
2015	35,600	54,700	0	90,300
2016	35,600	54,700	0	90,300
2017	35,600	54,700	0	90,300
2018	35,600	54,700	0	90,300
2019	35,600	54,700	0	90,300
2020	35,600	54,700	0	90,300
2021	35,600	54,700	0	90,300
2022	35,600	54,700	0	90,300
2023	44,600	68,400	0	113,000
2024	44,600	68,400	0	113,000

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
						8.View/Environ
Square Foot		Square Feet				9.Fract Share
16.Regular Lot				%		Acres
17.Secondary Site				%		30.Rear 20+
18.Secondary Site				%		31.Waterfront Rea
19.Condominium				%		32.Open Space
20.Base Homesite				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
Fract. Acre		Acreage/Sites				36.Pasture 3
21.HS Size Adj	20	1.00	100	%	0	37.Softwood
22.Base Waterfront	21	0.80	100	%	0	38.Mixed Wood
23.Deep WF Size A				%		39.Hardwood
Acres				%		40.Wasteland
24.Base Waterfront				%		41.CAMP SITE
25.Shallow WF Siz				%		42.Mobile Home Si
26.Base Water Inf				%		43.Condo Site
27.Influence W Si				%		44.Site Improve
28.Rear Land 1-10						45.CAMP SITE
29.Rear Land 11-2						46.PAVING/00
		Total Acreage		0.80		

WISCASSET

Map Lot R08-013-003

Account 1087

Location 419 BIRCH POINT ROAD

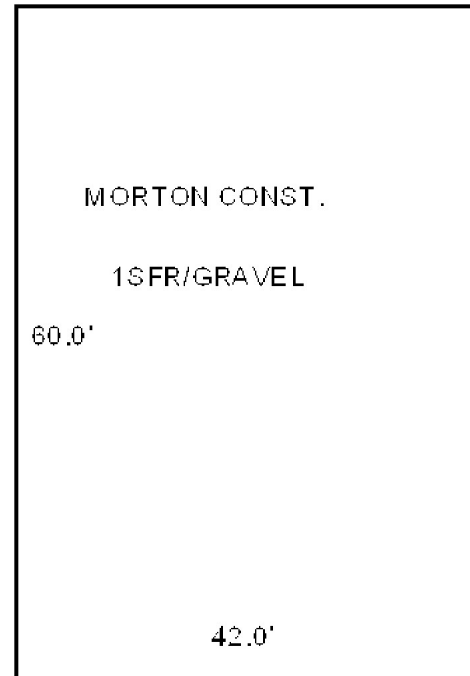
Card 1 Of 1 9/26/2024

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

Date Inspected 3/10/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	2002	2520	3 100	4	0 %	100 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot R08-014			Account 1089			Location 409 BIRCH POINT ROAD			Card 1		Of 2		9/26/2024		
LOUPE, FRANCIS M JR LOUPE, ANDREA M 409 BIRCH POINT ROAD WISCASSET ME 04578 B1212P186 B4929P281						Property Data			Assessment Record						
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	40,700	279,300	10,000	310,000		
						FARM LAND YEAR 0			2012	40,700	279,300	10,000	310,000		
						OPEN SPACE YEAR 0			2013	40,700	279,300	10,000	310,000		
Previous Owner LEAVITT, WALTER H. LEAVITT, NANCY A.						Zone/Land Use 21 RURAL			2014	40,700	279,300	10,000	310,000		
						Secondary Zone			2015	40,700	279,300	10,000	310,000		
									2016	39,700	279,300	0	319,000		
						Topography 1 Level			2017	39,700	279,300	0	319,000		
									2018	39,700	279,300	0	319,000		
WISCASSET ME 04578 Sale Date: 9/14/2015						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2019	39,700	279,300	0	319,000		
						Utilities 2 Public Water 3 Public Sewer			2020	39,700	279,300	25,000	294,000		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	39,700	279,300	25,000	294,000		
						Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	39,700	279,300	24,000	295,000		
									2023	49,600	349,100	25,000	373,700		
Inspection Witnessed By:									2024	49,600	349,100	25,000	373,700		
						Land Data									
						Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00		
									Frontage	Depth	Factor	Code			
											%				
		%													
Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Square Feet												
				%											
				%											
				%											
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2			Acreage/Sites												
			20	1.00	100	%	0								
			21	1.00	100	%	0								
			28	1.69	100	%	0								
				%											
				%											
				%											
				%											
WISCASSET		Total Acreage		2.69											

WISCASSET

Map Lot R08-014


Account 1089

Location 409 BIRCH POINT ROAD

Card 1

Of 2

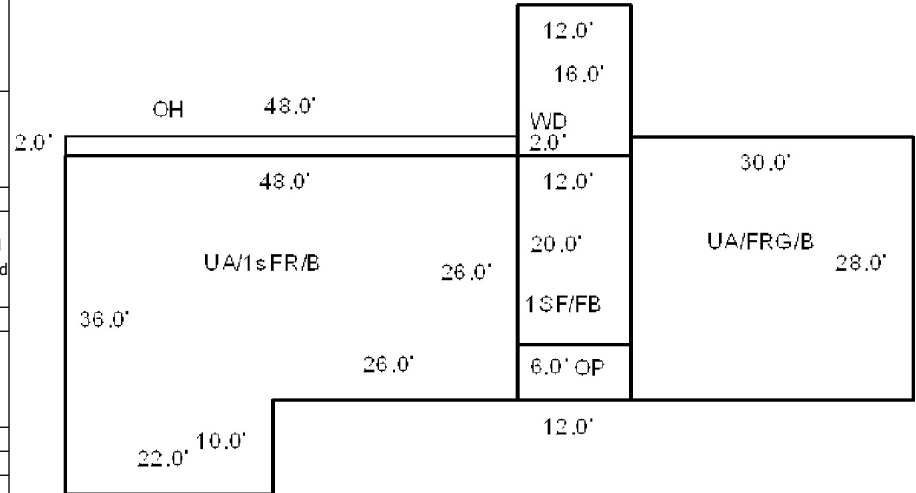
9/26/2024

Building Style 2 Ranch	SF Bsmt Living 1752	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 9 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 3	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1468
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 14	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 7	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 4	Phys. % Good 0%
Year Built 1975	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 2		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/27/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	1985	240	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 Open Frame	0	72	0 0	0	0 %	0 %		2.TWO STORY FRAM
76 1.25 ST	1985	840	0 0	0	0 %	0 %		3.THREE STORY FR
26 1SFr Overhang	0	96	0 0	0	0 %	0 %		4.1 & 1/2 STORY
68 Wood Deck	1985	192	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



LOUPE, FRANCIS M JR
LOUPE, ANDREA M
409 BIRCH POINT ROAD
WISCASSET ME 04578

B1212P186 B4929P281

Previous Owner
LEAVITT, WALTER H.
LEAVITT, NANCY A.

WISCASSET ME 04578
Sale Date: 9/14/2015

Property Data

Neighborhood	109 SOUTHEAST
Tree Growth Year	0
FARM LAND YEAR	
OPEN SPACE YEAR	
Zone/Land Use	21 RURAL
Secondary Zone	
Topography	

1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None

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

TREE GROWTH PLAN	0
CONSERV EASE	0

Sale Data

Sale Date	9/14/2015
Price	240,000

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
2018	0	14,600	0	14,600
2019	0	47,800	0	47,800
2020	0	66,300	0	66,300
2021	0	66,300	0	66,300
2022	0	66,300	0	66,300
2023	0	68,300	0	68,300
2024	0	68,300	0	68,300

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
Square Foot		Square Feet				9.Fract Share
16.Regular Lot				%		Acres
17.Secondary Site				%		30.Rear 20+
18.Secondary Site				%		31.Waterfront Rea
19.Condominium				%		32.Open Space
20.Base Homesite				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
Fract. Acre		Acreage/Sites				36.Pasture 3
21.HS Size Adj				%		37.Softwood
22.Base Waterfront				%		38.Mixed Wood
23.Deep WF Size A				%		39.Hardwood
Acres				%		40.Wasteland
24.Base Waterfront				%		41.CAMP SITE
25.Shallow WF Siz				%		42.Mobile Home Si
26.Base Water Inf				%		43.Condo Site
27.Influence W Si				%		44.Site Improveme
28.Rear Land 1-10				%		45.CAMP SITE
29.Rear Land 11-2				%		46.PAVING/00
		Total Acreage		0.00		

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET






WISCASSET

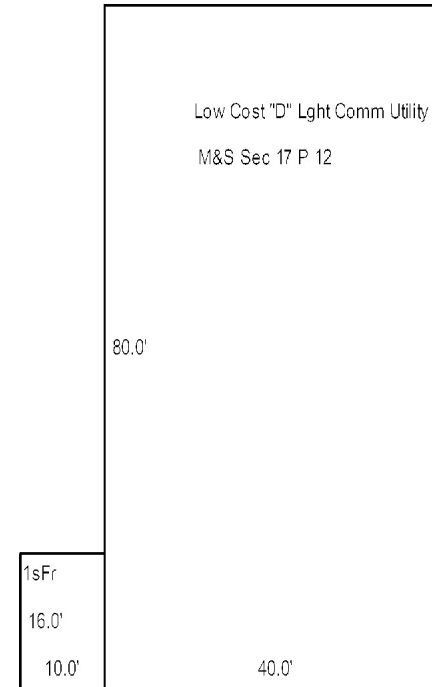
Map Lot R08-014

Account 1089

Location

Card 2 Of 2 9/26/2024

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical	4.	7.
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq	5.	8.
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3.	6.	9.
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic		
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.
Stories			4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.				3.Defmait	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code 0		
Date Inspected 2/27/2007						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
99 Field Price	2017				%	%	58,400	3.THREE STORY FR
1 ONE STORY	2019	160	2 100	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

LEAVITT, WALTER H LEAVITT, NANCY A ALNA ME 04535			Property Data			Assessment Record						
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year 0			2011	0	10,700	0	10,700		
			FARM LAND YEAR 0			2012	0	10,700	0	10,700		
			OPEN SPACE YEAR 0			2013	0	10,700	0	10,700		
B686P262 B5067P101			Zone/Land Use 21 RURAL			2014	0	10,700	0	10,700		
			Secondary Zone			2015	0	10,700	0	10,700		
						2016	34,700	10,700	15,000	30,400		
			Topography 1 Level			2017	36,400	10,700	20,000	27,100		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	36,400	10,700	20,000
Utilities 2 Public Water 3 Public Sewer						2019	36,400	5,600	0	42,000		
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None						2020	36,400	5,600	0	42,000		
2021						36,400	5,600	0	42,000			
2022						36,400	5,600	0	42,000			
			Street 1 Paved			2023	45,600	7,000	0	52,600		
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2024	45,600	7,000	0	52,600		
			Land Data									
			Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot	Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00			
					Frontage	Depth	Factor	Code				
		%										
		%										
		%										
		%										
		%										
		%										
Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite	Square Feet											
		%										
		%										
		%										
		%										
		%										
		%										
		%										
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2	Acreege/Sites											
		20	1.00	100	%	0						
		21	1.00	100	%	0						
		28	0.07	100	%	0						
					%							
					%							
					%							
					%							
Total Acreage		1.07										

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

Notes:
'19 Per review adjust condition and functional on MH.
'17 PER SURVEY ADJUST LOT TO 1.07 ACRES.
'16 .51 acres retained from sale to Loupe.

WISCASSET


WISCASSET

Map Lot R08-014-001

Account 1088

Location 403 BIRCH POINT ROAD

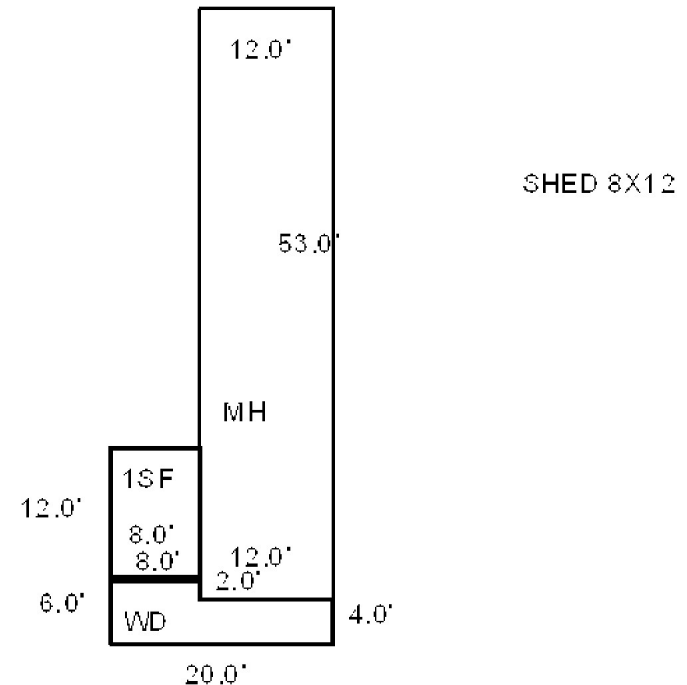
Card 1 Of 1 9/26/2024

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

Date Inspected 2/27/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
997 12' Mobile	1970	12x53	2 100	1	0 %	50 %		1.ONE STORY FRAM
105 MH ST	0	96	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	0	96	0 0	0	0 %	0 %		3.THREE STORY FR
24 Frame Shed	2003	96	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



SPROUL, AARON D
SPROUL, LORETTA J
414 BIRCH POINT ROAD
WISCASSET ME 04578

B3879P281 B4919P90

Previous Owner
SUTTER, ROBERT E.

414 BIRCH POINT ROAD
WISCASSET ME 04578
Sale Date: 8/11/2015

Previous Owner
SUTTER, WILLIAM C.
SUTTER, ROBERT E. & SCOTT
C/O ROBERT SUTTER
WISCASSET ME 04578
Sale Date: 7/16/2007

Previous Owner
PEARSON, ELSIE E.
C/O WILLIAM SUTTER
PO BOX 109
WISCASSET ME 04578
Sale Date: 6/30/2006

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2007-FORMER OWNER: ELSIE PEARSON DIED 04/15/06 AND LEFT PROPERTY AS FOLLOWS: 1/2 INTEREST TO WILLIAM C. SUTTER AND 1/4 INTEREST TO EACH ROBERT E. SUTTER & SCOTT SUTTER.

2008-Former Owner: William C. Sutter, PR of Elsie Pearson estate previous BK2032 PG270 sold for \$125,000.

WISCASSET

Property Data

Neighborhood 109 SOUTHEAST		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 21 RURAL		
Secondary Zone		
Topography 1 Level		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 1 All Public		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street 1 Paved		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN 0		
CONSERV EASE 0		
Sale Data		
Sale Date		8/11/2015
Price		118,000
Sale Type 2 Land & Buildings		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing 9 Unknown		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity 1 Arms Length Sale		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified 5 Public Record		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	42,300	86,400	16,000	112,700
2012	42,300	86,400	16,000	112,700
2013	42,300	86,400	16,000	112,700
2014	42,300	86,400	16,000	112,700
2015	42,300	86,400	16,000	112,700
2016	42,300	86,400	0	128,700
2017	42,300	86,400	0	128,700
2018	42,300	86,400	6,000	122,700
2019	42,300	86,400	6,000	122,700
2020	42,300	86,400	6,000	122,700
2021	42,300	86,400	6,000	122,700
2022	42,300	86,400	5,760	122,940
2023	52,900	108,000	6,000	154,900
2024	52,900	108,000	6,000	154,900

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
Square Foot		Square Feet				9.Fract Share
16.Regular Lot				%		Acres
17.Secondary Site				%		30.Rear 20+
18.Secondary Site				%		31.Waterfront Rea
19.Condominium				%		32.Open Space
20.Base Homesite				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
Fract. Acre		Acreage/Sites				36.Pasture 3
21.HS Size Adj	20	1.00	100	%	0	37.Softwood
22.Base Waterfront	21	1.00	100	%	0	38.Mixed Wood
23.Deep WF Size A	28	3.00	100	%	0	39.Hardwood
Acres				%		40.Wasteland
24.Base Waterfront				%		41.CAMP SITE
25.Shallow WF Siz				%		42.Mobile Home Si
26.Base Water Inf				%		43.Condo Site
27.Influence W Si				%		44.Site Improve
28.Rear Land 1-10						45.CAMP SITE
29.Rear Land 11-2						46.PAVING/00
		Total Acreage		4.00		

WISCASSET

Map Lot R08-015


Account 1090

Location 414 BIRCH POINT ROAD

Card 1

Of 1

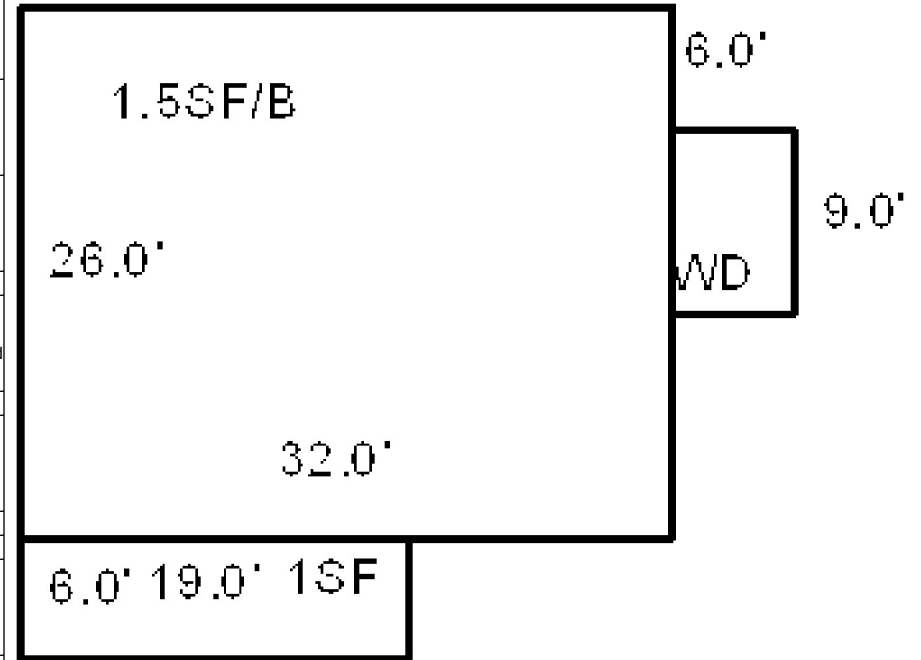
9/26/2024

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 832
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1950	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/27/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	0	114	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	2000	54	0 0	0	0 %	0 %		2.TWO STORY FRAM
24 Frame Shed	2008	96	2 95	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot R08-016			Account 1091			Location 34 WESTPORT BRIDGE ROAD			Card 1 Of 1			9/26/2024			
WANSER, REGINA 34 WESTPORT BRIDGE ROAD WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	39,900	61,000	10,000	90,900		
						FARM LAND YEAR 0			2012	39,900	61,000	10,000	90,900		
						OPEN SPACE YEAR 0			2013	39,900	61,000	10,000	90,900		
B5842P117						Zone/Land Use 21 RURAL			2014	39,900	61,000	10,000	90,900		
Previous Owner WILSON, MARCIA 34 WESTPORT BRIDGE ROAD						Secondary Zone			2015	39,900	61,000	10,000	90,900		
									2016	39,900	61,000	15,000	85,900		
WISCASSET ME 04578 Sale Date: 1/24/2022						Topography 1 Level			2017	39,900	61,000	20,000	80,900		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	39,900	61,000	20,000	80,900		
						Utilities 4 Drilled Well 6 Septic System			2019	39,900	61,000	20,000	80,900		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	39,900	61,000	25,000	75,900		
						Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2021	39,900	61,000	25,000	75,900		
									2022	37,100	61,000	0	98,100		
									2023	46,400	76,200	25,000	97,600		
									2024	46,400	76,200	25,000	97,600		
						Land Data									
						Front Foot		Type	Effective		Influence		Influence Codes		
									Frontage	Depth	Factor	Code			
											%			1.Open Space	
		%		2.Neighborhood A											
		%		3.Topography											
		%		4.Size/Shape											
Square Foot			Square Feet				Acres								
					%			5.Access							
					%			6.Restriction							
					%			7.Corner/Locatio							
					%			8.View/Environ							
					%			9.Fract Share							
Fract. Acre			Acreage/Sites												
			20	1.00	100	%		0	30.Rear 20+						
			21	1.00	100	%		0	31.Waterfront Rea						
			28	0.41	100	%		0	32.Open Space						
						%			33.RestrictEsm						
						%			34.PASTURE 1						
Acres															
					%			35.HORTICULTURAL-							
					%			36.Pasture 3							
					%			37.Softwood							
					%			38.Mixed Wood							
					%			39.Hardwood							
Total Acreage 1.41															
					%			40.Wasteland							
					%			41.CAMP SITE							
					%			42.Mobile Home Si							
					%			43.Condo Site							
					%			44.Site Improve							
					%			45.CAMP SITE							
					%			46.PAVING/00							
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WISCASSET

Map Lot R08-016

Account 1091

Location 34 WESTPORT BRIDGE ROAD

Card 1

Of 1

9/26/2024

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 525
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1940	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/27/2007

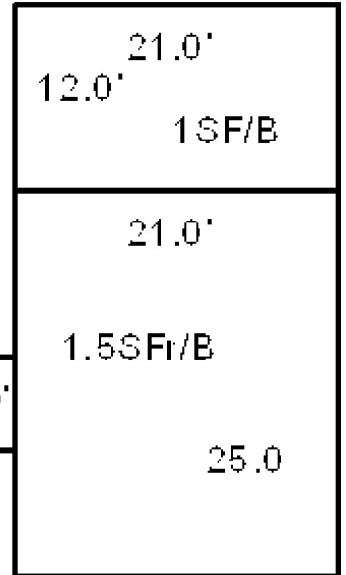
Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	0	252	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	0	360	2 100	3	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	0	216	2 100	2	0 %	100 %		3.THREE STORY FR
24 Frame Shed	0	192	2 100	1	0 %	100 %		4.1 & 1/2 STORY
21 Open Frame	0	24	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

GARAGE 18X20

SHED 12X18

6.0' 4.0'
OFF



Map Lot R08-016-A			Account 2757			Location WESTPORT BRIDGE ROAD			Card 1 Of 1			9/26/2024							
WANSER(1/3 INT), RANDY WANSER, RACHAEL(2/9TH INT)WANSER, RHONDA(2/9TH 55 FLOOD AVENUE WISCASSET ME 04578 B5961P142						Property Data			Assessment Record										
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total						
						Tree Growth Year 0			2022	28,900	0	0	28,900						
						FARM LAND YEAR			2023	36,100	0	0	36,100						
						OPEN SPACE YEAR			2024	36,100	0	0	36,100						
Previous Owner WILSON(HEIRS OF), MARCIA 34 WESTPORT BRIDGE ROAD						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													
WISCASSET ME 04578 Sale Date: 10/26/2022						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None													
						Street													
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet													
						TREE GROWTH PLAN 0			11.Regular Lot			Type	Effective		Influence		Influence Codes		
						CONSERV EASE 0			12.Delta Triangle				Frontage	Depth	Factor	Code			
Sale Date 10/26/2022			13.Nabla Triangle																
Price			14.Rear Land																
Sale Type 1 Land Only			15.Front Foot																
Inspection Witnessed By:						1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.			Square Foot			Square Feet							
						Financing 9 Unknown			16.Regular Lot										
						1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			17.Secondary Site										
						Validity 2 Related Parties			18.Secondary Site										
						1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose			19.Condominium										
Notes: '22 1.41 acres retained from split of lot 16.						Verified 5 Public Record			Fract. Acre			Acreege/Sites							
						1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			21.HS Size Adj			20	1.00	75	%	5			
									22.Base Waterfron			21	1.00	100	%	0			
									23.Deep WF Size A Acres			28	0.41	100	%	0			
									24.Base Waterfron						%				
WISCASSET						25.Shallow WF Siz			Total Acreage 1.41										
						26.Base Water Inf			27.Influence W Si										
									28.Rear Land 1-10										
									29.Rear Land 11-2										

WISCASSET

Map Lot R08-016-A

Account 2757

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

Map Lot R08-017

Account 1092

Location 42 WESTPORT BRIDGE ROAD

Card 1 Of 1 9/26/2024

WANSER(1/3 INT), RANDY
WANSER, RACHAEL(2/9TH INT)WANSER, RHONDA(2/9TH
55 FLOOD AVENUE
WISCASSET ME 04578

B5950P163 B5961P142

Previous Owner
WILSON(HEIRS OF), MARCIA
34 WESTPORT BRIDGE ROAD

WISCASSET ME 04578
Sale Date: 10/26/2022

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record				
Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total
			2011	39,900	41,900	0	81,800
Tree Growth Year 0			2012	39,900	41,900	0	81,800
FARM LAND YEAR 0			2013	39,900	41,900	0	81,800
OPEN SPACE YEAR 0			2014	39,900	41,900	0	81,800
Zone/Land Use 21 RURAL			2015	39,900	41,900	0	81,800
			2016	39,900	41,900	0	81,800
Secondary Zone			2017	39,900	41,900	0	81,800
Topography 1 Level			2018	39,900	41,900	0	81,800
			2019	39,900	41,900	0	81,800
1.Level	4.Below St	7.Steep	2020	39,900	41,900	0	81,800
2.Rolling	5.Low	8.Rough	2021	39,900	41,900	0	81,800
3.Above St	6.Swampy	9.	2022	39,900	41,900	0	81,800
Utilities	4 Drilled Well	6 Septic System	2023	49,900	52,400	0	102,300
1.Public	4.Dr Well	7.Cesspool	2024	49,900	52,400	0	102,300
2.Water	5.DUG/LAKE	8.	Land Data				
3.Sewer	6.Septic	9.None					
Street 1 Paved			Front Foot				
1.Paved	4.Proposed	7.					
2.Semi Imp	5.Private	8.	Type				
3.Gravel	6.Pub Eas	9.NoStreet					
TREE GROWTH PLAN 0			Effective				
CONSERV EASE 0							
Sale Data			Influence				
Sale Date 10/26/2022							
Price			Factor				
Sale Type 2 Land & Buildings							
1.Land	4.Mobile	7.	Code				
2.L & B	5.Other	8.					
3.Building	6.	9.	Influence Codes				
Financing 9 Unknown							
1.Convent	4.Seller	7.	1.Open Space				
2.FHA/VA	5.Private	8.					
3.Assumed	6.Cash	9.Unknown	2.Neighborhood A				
Validity 2 Related Parties							
1.Valid	4.Split	7.Renovate	3.Topography				
2.Related	5.Partial	8.Other					
3.Distress	6.Exempt	9.Foreclose	4.Size/Shape				
Verified 5 Public Record							
1.Buyer	4.Agent	7.Family	5.Access				
2.Seller	5.Pub Rec	8.Other					
3.Lender	6.MLS	9.	6.Restriction				
			7.Corner/Locatio				
			8.View/Enviro				
			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				

WISCASSET

Map Lot R08-017


Account 1092

Location 42 WESTPORT BRIDGE ROAD

Card 1

Of 1

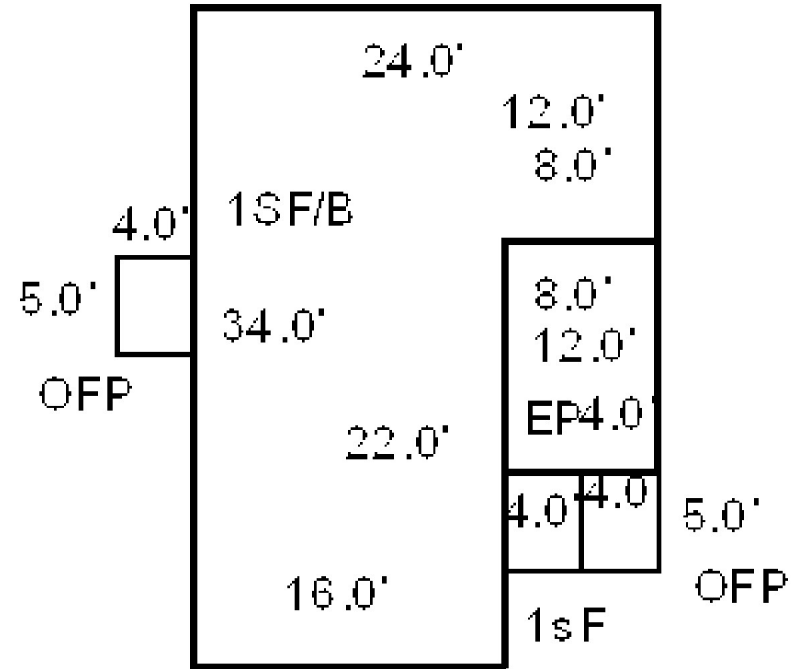
9/26/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 640
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 3	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1945	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/27/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	0	96	0 0	0	0 %	0 %		1.ONE STORY FRAM
1 ONE STORY	0	20	0 0	0	0 %	0 %		2.TWO STORY FRAM
21 Open Frame	0	20	0 0	0	0 %	0 %		3.THREE STORY FR
21 Open Frame	0	20	0 0	0	0 %	0 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot R08-018			Account 1093			Location 18 BAILEY LANE			Card 1 Of 1			9/26/2024				
BAILEY, BARBARA WISCASSET ME 04578 B2508P49						Property Data			Assessment Record							
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total			
						Tree Growth Year 0			2011	206,500	119,000	16,000	309,500			
						FARM LAND YEAR 0			2012	206,500	119,000	16,000	309,500			
						OPEN SPACE YEAR 0			2013	206,500	119,000	16,000	309,500			
Previous Owner BAILEY, JAMES P. BAILEY, BARBARA WISCASSET ME 04578 Sale Date: 3/30/2005						Zone/Land Use 14 SHORE RESIDENTIA			2014	206,500	119,000	16,000	309,500			
						Secondary Zone			2015	206,500	119,000	16,000	309,500			
									2016	206,500	119,000	21,000	304,500			
						Topography 7 Steep 2 Rolling			2017	206,500	119,000	26,000	299,500			
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	206,500	119,000	26,000	299,500			
2019	206,500	119,000	26,000	299,500												
Utilities 4 Drilled Well 6 Septic System			2020	206,500	119,000				31,000	294,500						
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	206,500	119,000				31,000	294,500						
			2022	206,500	119,000				29,760	295,740						
						Street 1 Paved			2023	258,100	148,800	31,000	375,900			
									2024	258,100	148,800	31,000	375,900			
						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			Square Foot						1.Open Space							
Price									2.Neighborhood A							
Sale Type									3.Topography							
1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.									4.Size/Shape							
Financing									5.Access							
1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			Fract. Acre						6.Restriction							
Validity									7.Corner/Locatio							
1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose									8.View/Environ							
Verified									9.Fract Share							
1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.									Acres							
Notes: 2005-JAMES P. BAILEY DECEASED.						Total Acreage 8.00						30.Rear 20+				
												31.Waterfront Rea				
												32.Open Space				
												33.RestrictEsm				
												34.PASTURE 1				
WISCASSET												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 R08-018



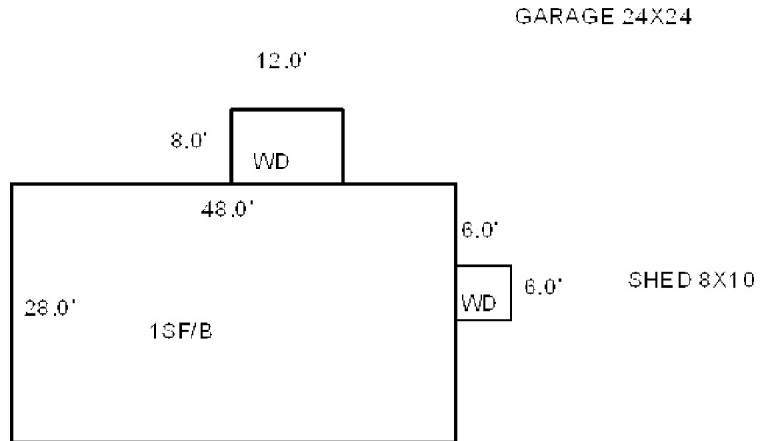
Account 1093

Location 18 BAILEY LANE

Card 1

Of 1

9/26/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 3 COMPOSITION	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1344
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1968	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/27/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	1990	96	0 0	0	0 %	0 %		1.ONE STORY FRAM
158 1.75 ST	1975	720	3 100	3	0 %	60 %		2.TWO STORY FRAM
23 Frame Garage	0	576	3 100	3	0 %	100 %		3.THREE STORY FR
24 Frame Shed	0	80	3 100	3	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	2000	36	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

BARN 24X30



BAILEY, MARK A
22 BAILEY LANE
WISCASSET ME 04578

B5875P275

Previous Owner
BAILEY, MADELYN L

22 BAILEY LANE
WISCASSET ME 04578
Sale Date: 4/25/2022

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

JAMES ALLAN BAILEY DIED 8/13/01

WISCASSET

Property Data

Neighborhood	109 SOUTHEAST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	14 SHORE RESIDENTIAL		
Secondary Zone			
Topography	2 Rolling	7 Steep	
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	4/25/2022		
Price			
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convert	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	2 Related Parties		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	138,300	99,300	10,000	227,600
2012	138,300	125,000	10,000	253,300
2013	138,300	125,000	10,000	253,300
2014	138,300	125,000	10,000	253,300
2015	138,300	125,000	10,000	253,300
2016	138,300	125,000	15,000	248,300
2017	138,300	125,000	20,000	243,300
2018	138,300	125,000	20,000	243,300
2019	138,300	125,000	20,000	243,300
2020	138,300	125,000	25,000	238,300
2021	138,300	125,000	25,000	238,300
2022	138,300	125,000	24,000	239,300
2023	172,800	156,300	0	329,100
2024	172,800	156,300	0	329,100

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
						8.View/Environ
Square Foot		Square Feet				9.Fract Share
16.Regular Lot				%		Acres
17.Secondary Site				%		30.Rear 20+
18.Secondary Site				%		31.Waterfront Rea
19.Condominium				%		32.Open Space
20.Base Homesite				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
Fract. Acre		Acreage/Sites				36.Pasture 3
21.HS Size Adj	24	1.00	100	%	0	37.Softwood
22.Base Waterfront	25	1.00	100	%	0	38.Mixed Wood
23.Deep WF Size A	31	1.75	100	%	0	39.Hardwood
Acres				%		40.Wasteland
24.Base Waterfront				%		41.CAMP SITE
25.Shallow WF Siz				%		42.Mobile Home Si
26.Base Water Inf				%		43.Condo Site
27.Influence W Si				%		44.Site Improve
28.Rear Land 1-10						45.CAMP SITE
29.Rear Land 11-2						46.PAVING/00
		Total Acreage		2.75		


WISCASSET

Map Lot R08-019

Account 1094

Location 22 BAILEY LANE

Card 1 Of 1 9/26/2024

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 3 COMPOSITION	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 936
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1968	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/27/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	60	0 0	0	0 %	0 %		1.ONE STORY FRAM
43 2S Frame Garage	2011	672	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

WD

5.0'
12 012 0'
5.0'

1.5SF/B

26.0'

36.0'



Map Lot R08-020

Account 2159

Location CHEWONKI CREEK

Card 1 Of 1 9/26/2024

LEAVITT, WALTER H J/T
LEAVITT, NANCY A
ALNA ME 04535

B2969P177

Previous Owner
LEAVITT, WALTER H.

409 BIRCH POINT ROAD
WISCASSET ME 04578

Property Data

Neighborhood **109 SOUTHEAST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

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

Secondary Zone

Topography **6 Swampy**

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

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

Street **9 No Street**
1.Paved 4.Proposed 7.
2.Semi Imp 5.Private 8.
3.Gravel 6.Pub Eas 9.NoStreet

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date

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 3,300 0 0 3,300

2012 3,300 0 0 3,300

2013 3,300 0 0 3,300

2014 3,300 0 0 3,300

2015 3,300 0 0 3,300

2016 3,300 0 0 3,300

2017 3,300 0 0 3,300

2018 3,300 0 0 3,300

2019 3,300 0 0 3,300

2020 3,300 0 0 3,300

2021 3,300 0 0 3,300

2022 3,300 0 0 3,300

2023 4,100 0 0 4,100

2024 4,100 0 0 4,100

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type

Effective

Influence

Influence Codes

Frontage

Depth

Factor

Code

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

31 2.50 10 % 0

Total Acreage

2.50

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

2003-DEED TO CREATE JOINT TENANCY PREVIOUS BK2349
PG41

WISCASSET

WISCASSET

Map Lot R08-020

Account 2159

Location CHEWONKI CREEK

Card 1 Of 1 9/26/2024

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

Map Lot R08-021

Account 2359

Location 36 DRAGONFLY LANE

Card 1 Of 1 9/26/2024

SKILLIN, PENNEY LYNN
C/O DARREN SOULE
WISCASSET ME 04578

B3150P45

Property Data

Neighborhood **108 SOUTHWEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **11 SHORE RES PROTEC**

Secondary Zone **21 RU**

Topography **1 Level**

1.Level 4.Below St 7.Steep

2.Rolling 5.Low 8.Rough

3.Above St 6.Swampy 9.

Utilities **4 Drilled Well 6 Septic System**

1.Public 4.Dr Well 7.Cesspool

2.Water 5.DUG/LAKE 8.

3.Sewer 6.Septic 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.

2.Semi Imp 5.Private 8.

3.Gravel 6.Pub Eas 9.NoStreet

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **9/17/2003**

Price

Sale Type **1 Land Only**

1.Land 4.Mobile 7.

2.L & B 5.Other 8.

3.Building 6. 9.

Financing **9 Unknown**

1.Convent 4.Seller 7.

2.FHA/VA 5.Private 8.

3.Assumed 6.Cash 9.Unknown

Validity **2 Related Parties**

1.Valid 4.Split 7.Renovate

2.Related 5.Partial 8.Other

3.Distress 6.Exempt 9.Foreclose

Verified **5 Public Record**

1.Buyer 4.Agent 7.Family

2.Seller 5.Pub Rec 8.Other

3.Lender 6.MLS 9.

Assessment Record

Year

Land

Buildings

Exempt

Total

2011 35,000 58,400 10,000 83,400

2012 35,000 58,400 10,000 83,400

2013 35,000 58,400 10,000 83,400

2014 35,000 58,400 10,000 83,400

2015 35,000 58,400 10,000 83,400

2016 35,000 58,400 15,000 78,400

2017 35,000 58,400 20,000 73,400

2018 35,000 58,400 20,000 73,400

2019 35,000 58,400 20,000 73,400

2020 35,000 58,400 25,000 68,400

2021 35,000 58,400 25,000 68,400

2022 35,000 58,400 24,000 69,400

2023 43,800 73,000 25,000 91,800

2024 43,800 73,000 25,000 91,800

Land Data

Front Foot

Type

Effective

Frontage

Depth

Influence

Factor

Code

Influence Codes

11.Regular Lot

12.Delta Triangle

13.Nabla Triangle

14.Rear Land

15.Front Foot

Square Foot

Square Feet

16.Regular Lot

17.Secondary Site

18.Secondary Site

19.Condominium

20.Base Homesite

Fract. Acre

Acreage/Sites

21.HS Size Adj

22.Base Waterfron

23.Deep WF Size A

24.Base Waterfron

25.Shallow WF Siz

26.Base Water Inf

27.Influence W Si

28.Rear Land 1-10

29.Rear Land 11-2

Total Acreage

2.01

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-LOT A SKILLIN PLAN, ALSO 50' R/W

2008-NEW ROAD NAME ISSUED.

WISCASSET


WISCASSET

Map Lot R08-021

Account 2359

Location 36 DRAGONFLY LANE

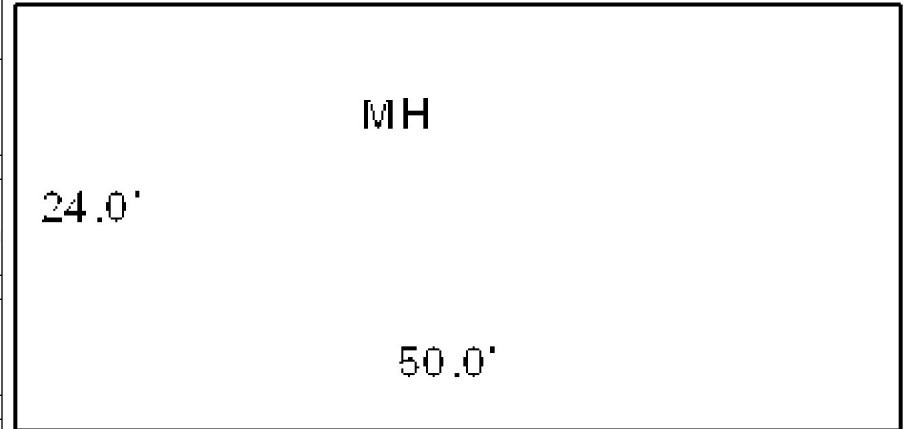
Card 1 Of 1 9/26/2024

Building Style 10 Double Wide	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 2 Fair 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1200
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 2004	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 2 Relative
		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	
24 Frame Shed	2004	80	1 100	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



JEWELL, DAVID E 111 TEMPLE ROAD WOOLWICH ME 04579			Property Data			Assessment Record									
			Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total					
			Tree Growth Year 0			2011	143,400	181,000	0	324,400					
			FARM LAND YEAR 0			2012	143,400	181,000	0	324,400					
			OPEN SPACE YEAR 0			2013	143,400	181,000	0	324,400					
B3648P232 Previous Owner SKILLIN, ERWIN M. J/T SKILLIN, PEARL J.			Zone/Land Use 19 COMMERCIAL			2014	143,400	181,000	0	324,400					
			Secondary Zone			2015	143,400	181,000	0	324,400					
						2016	143,400	181,000	0	324,400					
			WISCASSET ME 04578 Sale Date: 3/14/2006			Topography 2 Rolling			2017	143,400	181,000	0	324,400		
						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			2018	143,400	181,000	0	324,400		
2019	143,400	181,000							0	324,400					
2020	143,400	181,000							0	324,400					
									1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	143,400	181,000	0
			2022	143,400	181,000	0	324,400								
			2023	156,700	191,900	0	348,600								
			2024	156,700	191,900	0	348,600								
			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		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						
								%							
								%							
					%										
X		Date		Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Square Feet								
								%							
								%							
								%							
								%							
No./Date		Description		Date Insp.				Acreege/Sites							
Notes: 2004-LOT B SKILLIN PLAN, ALSO 50' R/W 2006-PREVIOUS OWNER: ERWIN M. & PEARL J. SKILLIN BK3163 PG23 (SEPARATED OUT 1 ACRE 10/03. IN 2006 SOLD THIS LOT AND13.58 ACRES MORE. THIS LOT INCLUDES A 50' R/W. 2008-NEW ROAD NAME ISSUED. 2009-Warehouse added.			Validity 1 Arms Length Sale			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		47	1.00		75	%	0		
			1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose						48	1.00		100	%	0	
										28	13.58		100	%	0
													%		
													%		
			Verified 5 Public Record						%						
									%						
									%						
									%						
									%						
			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.						%						
									%						
									%						
									%						
									%						
WISCASSET					Total Acreage		14.58								

WISCASSET

Map Lot R08-022



Account 2360

Location 41 DRAGONFLY LANE

Card 1

Of 1

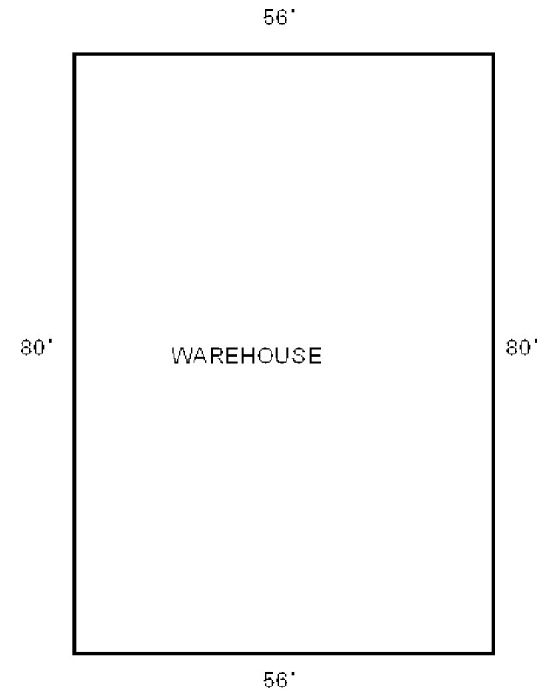
9/26/2024

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

Date Inspected 2/28/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
267 WAREHOUSE	2009	4480	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 R08-022A

Account 2638

Location DRAGONFLY LANE

Card 1 Of 1 9/26/2024

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