

9/25/2024

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 U04-001

Account 1432

Location 93 CHURCHILL STREET

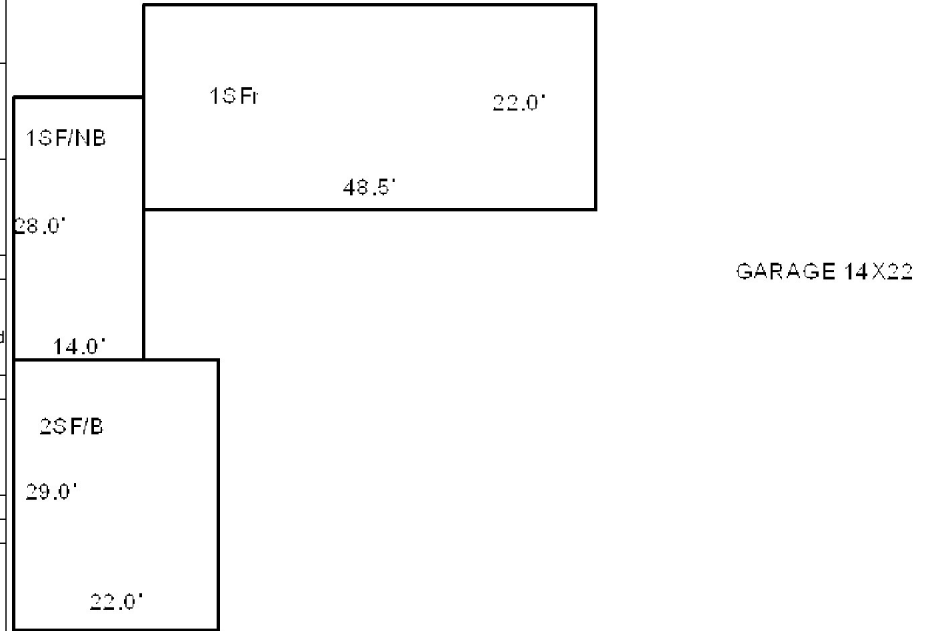
Card 1 Of 1 9/25/2024

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 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 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) 638
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 8 Excellent
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1890	# Half Baths 1	Funct. % Good 100%
Year Remodeled 2004	# 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 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 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/27/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	362	0 0	0	0 %	100 %		1.ONE STORY FRAM
23 Frame Garage	1970	308	3 100	3	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	2005	144	3 100	4	0 %	100 %		3.THREE STORY FR
281 MEDICAL OFF...	2006	1056	0 0	0	0 %	0 %		4.1 & 1/2 STORY
68 Wood Deck	2006	150	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



SMALL, GAYLE BIBBER 49 WILLOW LANE WISCASSET ME 04578			Property Data			Assessment Record							
			Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2011	41,500	91,200	10,000	122,700			
			FARM LAND YEAR 0			2012	41,500	91,200	10,000	122,700			
			OPEN SPACE YEAR 0			2013	41,500	91,200	10,000	122,700			
B2064P212			Zone/Land Use 21 RURAL			2014	41,500	91,200	10,000	122,700			
			Secondary Zone			2015	41,500	91,200	10,000	122,700			
						2016	41,500	91,200	15,000	117,700			
			Topography 1 Level			2017	41,500	91,200	20,000	112,700			
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	41,500	91,200	20,000	112,700			
						2019	41,500	91,200	20,000	112,700			
						2020	41,500	91,200	25,000	107,700			
			Utilities 4 Drilled Well 6 Septic System			2021	41,500	91,200	25,000	107,700			
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2022	41,500	91,200	24,000	108,700			
2023	51,800	113,900				25,000	140,700						
			Street 1 Paved			2024	51,800	113,900	25,000	140,700			
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			Land Data							
						Front Foot		Type	Effective		Influence		Influence Codes
									Frontage	Depth	Factor	Code	
			11.Regular Lot							1.Open Space			
			12.Delta Triangle							2.Neighborhood A			
			13.Nabla Triangle							3.Topography			
			14.Rear Land							4.Size/Shape			
			15.Front Foot							5.Access			
							6.Restriction						
							7.Corner/Locatio						
							8.View/Environ						
							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						
			Fract. Acre		Acreage/Sites								
			21.HS Size Adj		20		1.00 100 % 0						
			22.Base Waterfron		21		1.00 100 % 0						
			23.Deep WF Size A		28		0.93 100 % 0						
			Acres				% 0						
			24.Base Waterfron				% 0						
			25.Shallow WF Siz				% 0						
			26.Base Water Inf				% 0						
			27.Influence W Si				% 0						
			28.Rear Land 1-10				% 0						
			29.Rear Land 11-2				% 0						
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WISCASSET

Map Lot U04-002





Account 1433

Location 49 WILLOW LANE

Card 1

Of 1

9/25/2024

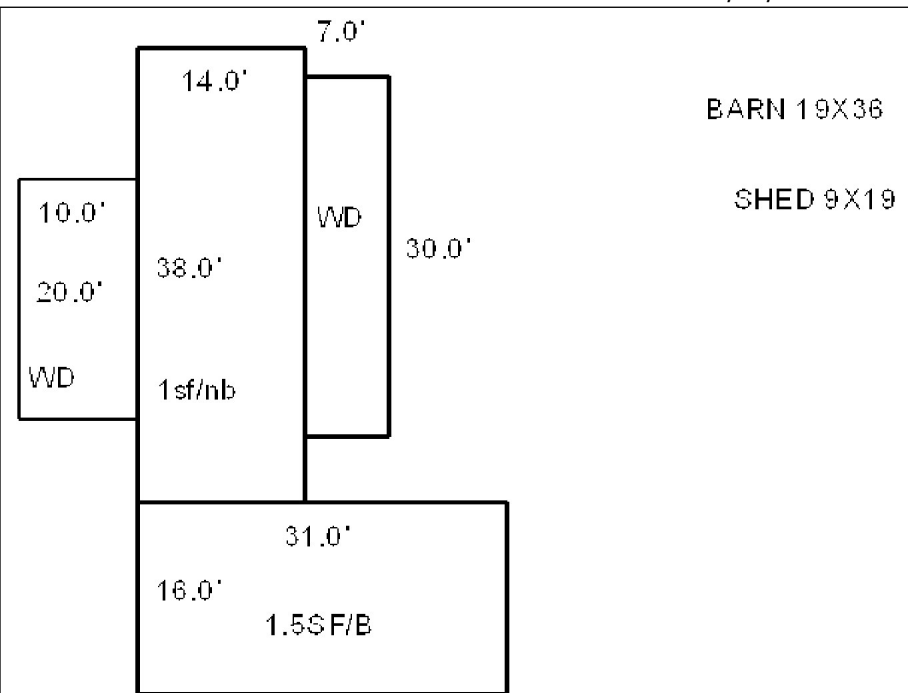
Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 4 Full Finished
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 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) 576
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1870	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 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 3/22/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	532	0 0	0	0 %	0 %	
68 Wood Deck	0	210	0 0	0	0 %	0 %	
68 Wood Deck	0	200	0 0	0	0 %	0 %	
155 1 ST BARN.....	1880	648	2 100	3	0 %	100 %	
24 Frame Shed	1960	171	2 100	3	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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



Map Lot U04-003

Account 1434

Location 21 WILLOW LANE

Card 1 Of 1 9/25/2024

EICHLER, WENDY ROSS
WISCASSET ME 04578

B1941P44 B3970P119 B4495P25

Previous Owner
ROSS, ELIZABETH SORTWELL
EICHLER, WENDY ROSS(TRUSTEES)

WISCASSET ME 04578
Sale Date: 12/20/2010

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

6/5/23 NAH- PER CEO WORK HAS BEEN DONE- ADJ COND
(BASED ON CEO AND PERMIT), ADD ADDITIONAL FIXTURE,
ADD PTO, ADD AND ADJ ADDNS PER '22 NOTE AND SK.
NO ANSWER FOR APPOINTMENT ON 3/14/07
2008-Corrective deed prepared confirming Trust
2/1/11-Removed homestead exemption as Mrs. Ross passed
away in December 2010.

WISCASSET

Property Data

Neighborhood 103 RURAL WEST		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 21 RURAL		
Secondary Zone		
Topography 1 Level		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 1 All Public		
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 12/20/2010		
Price		
Sale Type 2 Land & Buildings		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing 9 Unknown		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity 2 Related Parties		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified 7 Family Member		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	39,800	231,900	0	271,700
2012	39,800	234,800	0	274,600
2013	39,800	234,800	10,000	264,600
2014	39,800	234,800	10,000	264,600
2015	39,800	234,800	10,000	264,600
2016	39,800	234,800	15,000	259,600
2017	39,800	234,800	20,000	254,600
2018	39,800	234,800	20,000	254,600
2019	39,800	234,800	20,000	254,600
2020	39,800	234,800	25,000	249,600
2021	39,800	234,800	25,000	249,600
2022	39,800	234,800	24,000	250,600
2023	49,800	356,000	25,000	380,800
2024	49,800	356,000	25,000	380,800

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		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		1.10		

WISCASSET

Map Lot U04-003

Account 1434

Location 21 WILLOW LANE

Card 1

Of 1

9/25/2024

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 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 646
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 12	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 3	Phys. % Good 0%
Year Built 1880	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 1	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 2	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 3 3/4 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

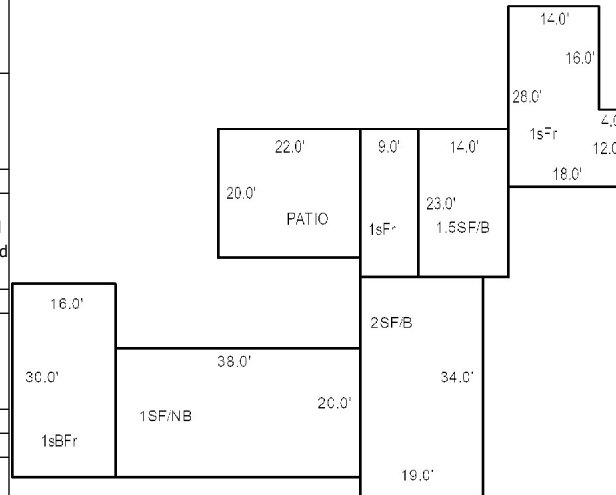
Date Inspected 1/27/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	760	0 0	0	0 %	0 %		1.ONE STORY FRAM
14 1.5 Story/BSMT	0	322	0 0	0	0 %	0 %		2.TWO STORY FRAM
1 ONE STORY	0	440	0 0	0	0 %	0 %		3.THREE STORY FR
23 Frame Garage	1973	960	4 100	4	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	1920	384	3 100	1	0 %	100 %		5.1 & 3/4 STORY
24 Frame Shed	0	48	1 100	1	0 %	100 %		6.2 & 1/2 STORY
24 Frame Shed	1980	48	2 100	4	0 %	100 %		21.Open Frame Por
11 1	2001	480	3 100	4	0 %	100 %		22.Encl Frame Por
1 ONE STORY	2022	207	0 0	4	0 %	100 %		23.Frame Garage
62 Patio	2022	440	2 100	4	0 %	100 %		24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic

GARAGE 30X32

SHED 16X24



Map Lot U04-003-A			Account 1435			Location CHURCHILL STREET			Card 1 Of 1			9/25/2024			
EICHLER, WENDY ROSS WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	68,300	0	0	68,300		
						FARM LAND YEAR 0			2012	68,300	0	0	68,300		
						OPEN SPACE YEAR 0			2013	68,300	0	0	68,300		
B1941P44 B3970P119						Zone/Land Use 21 RURAL			2014	68,300	0	0	68,300		
Previous Owner EIDHLER, WENDY ROSS (TRUSTEE)						Secondary Zone			2015	68,300	0	0	68,300		
									2016	68,300	0	0	68,300		
						PO BOX 955 WISCASSET ME 04578 Sale Date: 12/20/2010						Topography 1 Level			2017
Previous Owner ROSS, ELIZABETH SORTWELL EICHLER, WENDY ROSS (TRUSTEES)						1.Level 4.Below St 7.Steep			2018	68,300	0	0	68,300		
						2.Rolling 5.Low 8.Rough			2019	68,300	0	0	68,300		
						3.Above St 6.Swampy 9.			2020	68,300	0	0	68,300		
						Utilities									

WISCASSET

Map Lot U04-003-A

Account 1435

Location CHURCHILL STREET

Card 1 Of 1 9/25/2024

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 5 Estimated		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.	3.Informed 6. 9.					
3.Wet	6.	9.	Information Code 5 Estimate					
			1.Owner 4.Agent 7.					
			2.Relative 5.Estimate 8.					
			3.Tenant 6.Other 9.					
Date Inspected 1/27/2005								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		U04-004	Account	1436	Location	104 CHURCHILL STREET		Card	1	Of	1	9/25/2024	
SORTWELL, DANIEL R III WISCASSET ME 04578 B3865P125					Property Data		Assessment Record						
					Neighborhood 103 RURAL WEST		Year	Land	Buildings	Exempt	Total		
					Tree Growth Year 0		2011	105,400	553,100	10,000	648,500		
					FARM LAND YEAR 0		2012	105,400	553,100	10,000	648,500		
					OPEN SPACE YEAR 0		2013	105,400	553,100	10,000	648,500		
Previous Owner SORTWELL JR., D.R. (DEWISEE) SORTWELL, DANIEL,EDWARD, & CYNTHIA C/O DANIEL R. SORTWELL, III WISCASSET ME 04578 Sale Date: 6/15/2007					Zone/Land Use 21 RURAL		2014	105,400	553,100	10,000	648,500		
					Secondary Zone		2015	105,400	553,100	10,000	648,500		
							2016	105,400	553,100	15,000	643,500		
					Topography		1 Level		2017	105,400	553,100	20,000	638,500
1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2018	105,400	553,100			20,000	638,500					
Previous Owner SORTWELL JR., D.R. P.O. BOX 433 WISCASSET ME 04578 Sale Date: 9/08/2005					Utilities 1 All Public		2020	105,400	553,100	25,000	633,500		
					1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2021	105,400	553,100	25,000	633,500		
					Street 1 Paved		2022	105,400	553,100	24,000	634,500		
					1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet		2023	131,800	691,400	25,000	798,200		
Inspection Witnessed By:							2024	131,800	691,400	25,000	798,200		
					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	180	%	2							
		21	1.00	100	%	0							
		28	10.00	100	%	0							
		29	10.00	100	%	0							
		30	14.00	100	%	0							
					%								
		Total Acreage		35.00									

X			Date
No./Date	Description	Date Insp.	
Notes: '18 delete card 2 gone 4/5/2005 REDUCED VALUE FOR FIRE DAMAGE BY ESTIMATE. ONLY SHELL REMAINING FOR REMAINDER OF BUILDING 2006-PROPERTY IN ALL CHILDREN'S NAMES AS BOTH MR. & MRS. SORTWELL ARE DECEASED. 2006-ADDED NEW SECTION BUILT AFTER THE FIRE AT 85% COMPLETE. (REMOVED 418 SF SECTION THAT BURNED TOTALLY). CHECK IN 2007. property completely remodeled, 2007, economic life new WISCASSET			

WISCASSET

Map Lot U04-004


Account 1436

Location 104 CHURCHILL STREET

Card 1

Of 1

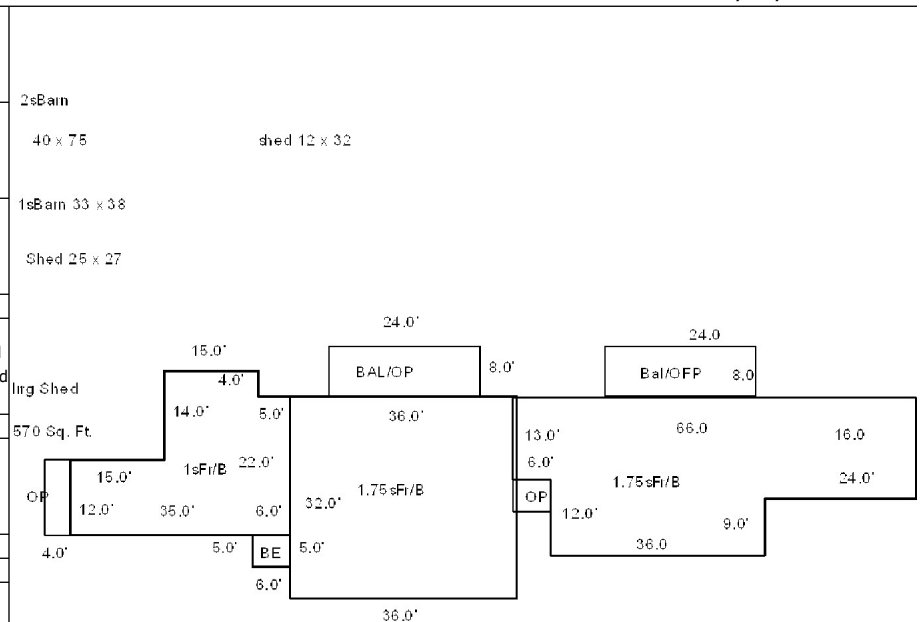
9/25/2024

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 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 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) 1152
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 8 Excellent
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 5	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 4	Phys. % Good 0%
Year Built 1810	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2005	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 2	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/20/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
15 1.75 Story/BSMT	2007	1362	4 105	4	0 %	100 %	
21 Open Frame	2007	48	0 0	0	0 %	100 %	
21 Open Frame	2007	192	0 0	0	0 %	100 %	
21 Open Frame	2007	192	0 0	0	0 %	100 %	
11 1	2007	680	4 100	4	0 %	100 %	
155 1 ST BARN.....	0	1254	4 100	4	0 %	100 %	
159 2.00 ST	0	3000	4 100	4	0 %	100 %	
90 BSMT ENTRY.....	2005	30	4 105	4	0 %	100 %	
24 Frame Shed	1900	384	4 100	4	0 %	100 %	
21 Open Frame	2007	30	0 0	0	0 %	100 %	



Map Lot U04-005

Account 1437

Location GARDINER/HOOPER/CHURCHILL

Card 1 Of 1 9/25/2024

WISCASSET, INHABITANTS OF TOWN
WISCASSET ME 04578

B2689P318

Property Data

Neighborhood 104 RURAL NORTHWEST

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 6/04/2001

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 6 Exempt Property

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

3,400

0

3,400

0

2012

3,400

0

3,400

0

2013

3,400

0

3,400

0

2014

3,400

0

3,400

0

2015

3,400

0

3,400

0

2016

3,400

0

3,400

0

2017

3,400

0

3,400

0

2018

3,400

0

3,400

0

2019

3,400

0

3,400

0

2020

3,400

0

3,400

0

2021

3,400

0

3,400

0

2022

3,400

0

3,400

0

2023

4,200

0

4,200

0

2024

4,200

0

4,200

0

Land Data

Front Foot

11.Regular Lot

12.Delta Triangle

13.Nabla Triangle

14.Rear Land

15.Front Foot

Square Foot

16.Regular Lot

17.Secondary Site

18.Secondary Site

19.Condominium

20.Base Homesite

Fract. Acre

21.HS Size Adj

22.Base Waterfron

23.Deep WF Size A

Acres

24.Base Waterfron

25.Shallow WF Siz

26.Base Water Inf

27.Influence W Si

28.Rear Land 1-10

29.Rear Land 11-2

Type

Effective

Influence

Influence Codes

Frontage

Depth

Factor

Code

Square Feet

Acres

Acres/Sites

Total Acreage

0.20

1.Open Space

2.Neighborhood A

3.Topography

4.Size/Shape

5.Access

6.Restriction

7.Corner/Locatio

8.View/Environ

9.Fract Share

Acres

30.Rear 20+

31.Waterfront Rea

32.Open Space

33.RestrictEsm

34.PASTURE 1

35.HORTICULTURAL-

36.Pasture 3

37.Softwood

38.Mixed Wood

39.Hardwood

40.Wasteland

41.CAMP SITE

42.Mobile Home Si

43.Condo Site

44.Site Improve

45.CAMP SITE

46.PAVING/00

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

2001-DEEDED TO TOWN IN JUNE. PUT BILL ADDRESS C/O TOWN OF WISCASSET AND MUNICIPAL EXEMPTION. (FORMERLY ELMORE RHINES)PREVIOUS BK1040 PG0272

WISCASSET

WISCASSET

Map Lot U04-005

Account 1437

Location GARDINER/HOOPER/CHURCHILL

Card 1 Of 1 9/25/2024

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical	4.	7.
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq	5.	8.
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3.	6.	9.
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic		
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.
Stories			4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.				3.Defmaint	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.
Bsmt Gar # Cars						Entrance Code 5 Estimated		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code 5 Estimate		
Date Inspected 1/27/2007						1.Owner	4.Agent	7.
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.
Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	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		U04-006	Account	1438	Location	104 GARDINER ROAD		Card	1	Of	1	9/25/2024	
KNEELAND, DAVID B PO BOX 524 WOOLWICH ME 04579 B3296P23 B3876P304					Property Data		Assessment Record						
					Neighborhood 104 RURAL NORTHWEST		Year	Land	Buildings	Exempt	Total		
					Tree Growth Year 0		2011	29,900	110,100	0	140,000		
					FARM LAND YEAR 0		2012	29,900	110,100	0	140,000		
					OPEN SPACE YEAR 0		2013	29,900	110,100	10,000	130,000		
Previous Owner ADAMS, DONNA A. J/T KNEELAND, DAVID B. C/O DAVID B. KNEELAND WISCASSET ME 04578 Sale Date: 7/06/2007					Zone/Land Use 21 RURAL		2014	29,900	110,100	10,000	130,000		
					Secondary Zone		2015	29,900	110,100	10,000	130,000		
							2016	29,900	110,100	15,000	125,000		
					Topography 2 Rolling		2017	29,900	110,100	20,000	120,000		
					1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2018	29,900	110,100	20,000	120,000		
2019	29,900	110,100	20,000	120,000									
Utilities 1 All Public		2020	29,900	110,100			25,000	115,000					
Previous Owner ERICKSON & RALPH, INC PO BOX 627 WALDOBORO ME 04572 Sale Date: 1/31/2005					1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2021	29,900	110,100	25,000	115,000		
							2022	29,900	110,100	24,000	116,000		
							2023	37,400	137,600	25,000	150,000		
					Street 1 Paved		2024	37,400	137,600	25,000	150,000		
					1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet		Land Data						
Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective				Influence		Influence Codes				
			Frontage	Depth			Factor	Code					
					%		1.Open Space						
					%		2.Neighborhood A						
					%		3.Topography						
			%		4.Size/Shape								
			%		5.Access								
			%		6.Restriction								
			%		7.Corner/Locatio								
			%		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								
Notes: 2005-FORMER OWNER: DAVID & TERESA HEWSON BK2124 PG221 \$45,000, WHO THEN SOLD TO ERICKSON & RALPH, INC. BK3269 PG113 \$42,000, WHO THEN SOLD TO DONNA A. ADAMS & DAVID B. KNEELAND BK3296 PG23 \$42,953. 2006-GARAGE ADDED IN SUMMER. ADD IN 2007.					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.								
WISCASSET													


WISCASSET

Map Lot U04-006

Account 1438

Location 104 GARDINER ROAD

Card 1 Of 1 9/25/2024

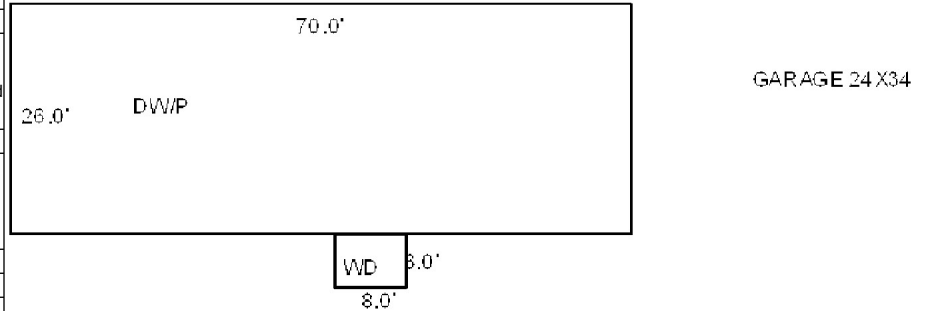
Building Style 10 Double Wide	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 2 Fair 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1820
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 2004	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/27/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	2005	400	3 100	3	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	2004	32	3 100	3	0 %	100 %		2.TWO STORY FRAM
23 Frame Garage	2006	816	4 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED 20X20



Map Lot U04-007

Account 1439

Location 112 GARDINER ROAD

Card 1 Of 1 9/25/2024

APPLIN, REBEKAH M
WISCASSET ME 04578

B1912P234 B4614P187

Previous Owner
APPLIN, REBEKAH. M.
JUMPER, DENNIS J.

WISCASSET ME 04578
Sale Date: 1/04/2013

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

11/13/02-REMODELED KITCHEN IN 2002. UPDATED CARD AND RECORD FOR 2003.

10/18/04-PER PROPERTY OWNER NO HEARTH, AND NO FINISHED ATTIC, ACTUALLY IT IS ONLY 1ST/BASE. CORRECTED AND ABATEMENT FORM GIVEN TO PROPERTY OWNER.

2013-24 x 28 garage added. Addition added to garage for tax year 2014.

2014-Added 12 x 16 addition to garage and 5 x 30 deck.

WISCASSET

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

Secondary Zone

Topography **1 Level**

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

Utilities **1 All Public**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **1/04/2013**

Price

Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **2 Related Parties**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	40,000	81,100	10,000	111,100
2012	40,000	81,100	10,000	111,100
2013	40,000	88,500	10,000	118,500
2014	40,000	101,300	10,000	131,300
2015	40,000	101,300	10,000	131,300
2016	40,000	101,300	15,000	126,300
2017	40,000	101,300	20,000	121,300
2018	40,000	101,300	20,000	121,300
2019	40,000	101,300	20,000	121,300
2020	40,000	101,300	25,000	116,300
2021	40,000	101,300	25,000	116,300
2022	40,000	101,300	24,000	117,300
2023	50,000	126,600	25,000	151,600
2024	50,000	126,600	25,000	151,600

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/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		1.21				

WISCASSET

Map Lot U04-007

Account 1439

Location 112 GARDINER ROAD

Card 1

Of 1

9/25/2024

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 9	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 66% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 1 GOOD	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 1 GOOD	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 567
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 1840	# Half Baths 1	Funct. % Good 100%
Year Remodeled 2002	# Addn Fixtures 1	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 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 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 3/22/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	0	234	0 0	0	0 %	0 %		1.ONE STORY FRAM
22 Encl Frame Porch	0	18	0 0	0	0 %	0 %		2.TWO STORY FRAM
23 Frame Garage	2012	672	3 100	4	0 %	100 %		3.THREE STORY FR
1 ONE STORY	2013	192	3 100	4	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	2013	165	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

2012-REMOVED BARN

GARAGE 2013

24 X 28=672

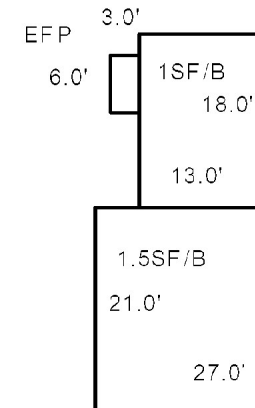
FOR 2014

GARAGE ADDITION

12 X 16=192

DECK

5 X 33=165



Map Lot U04-008			Account 1440		Location 145 GARDINER ROAD		Card 1 Of 2		9/25/2024		
BAILEY, JOSHUA R J/T BAILEY, DESIREE M WISCASSET ME 04578 B4592P166			Property Data			Assessment Record					
			Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2011	76,700	118,200	0	194,900	
			FARM LAND YEAR 0			2012	76,700	118,200	0	194,900	
			OPEN SPACE YEAR 0			2013	76,700	118,200	0	194,900	
Previous Owner DICKAU, JAMES M. J/T COY, TRACY DRESDEN ME 04342 Sale Date: 11/10/2012			Zone/Land Use 19 COMMERCIAL			2014	76,700	118,200	0	194,900	
			Secondary Zone			2015	76,700	118,200	0	194,900	
						2016	76,700	118,200	0	194,900	
			Topography 2 Rolling			2017	76,700	118,200	0	194,900	
			Previous Owner COY, TRACY J/T DICKAU, JAMES M. & MILLER, MICHELLE L. DRESDEN ME 04342 Sale Date: 10/20/2005			1.Level 4.Below St 7.Steep	2018	76,700	118,200	0	194,900
2.Rolling 5.Low 8.Rough	2019	76,700				118,200	0	194,900			
3.Above St 6.Swampy 9.	2020	76,700				118,200	0	194,900			
Utilities 3 Public Sewer 4 Drilled Well	2021	76,700				118,200	0	194,900			
1.Public 4.Dr Well 7.Cesspool	2022	76,700				118,200	0	194,900			
Previous Owner BOOTHBAY REGION YMCA PO BOX 500 BOOTHBAY HARBOR ME 04538 Sale Date: 12/30/2004			2.Water 5.DUG/LAKE 8.	2023	81,300	147,700	0	229,000			
			3.Sewer 6.Septic 9.None	2024	81,300	147,700	0	229,000			
			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		
Inspection Witnessed By:			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 11/10/2012	15.Front Foot					5.Access		
X			Price 232,000						6.Restriction		
			Sale Type 2 Land & Buildings	Square Foot		Square Feet				7.Corner/Locatio	
			1.Land 4.Mobile 7.							8.View/Environ	
			2.L & B 5.Other 8.							9.Fract Share	
			3.Building 6.							Acres	
Financing 9 Unknown	16.Regular Lot						%	30.Rear 20+			
Notes:			1.Convent 4.Seller 7.	17.Secondary Site				%	31.Waterfront Rea		
			2.FHA/VA 5.Private 8.	18.Secondary Site				%	32.Open Space		
			3.Assumed 6.Cash 9.Unknown	19.Condominium				%	33.RestrictEsm		
			Validity 1 Arms Length Sale	20.Base Homesite				%	34.PASTURE 1		
			1.Valid 4.Split 7.Renovate	Fract. Acre		Acreage/Sites				35.HORTICULTURAL-	
2002-FORMER OWNER: EARL & PATRICIA DIGHTON BK1138 PG0064 BEAUTY SHOP GONE, NOW DAYCARE. 2003-APPLIED FOR CHARITABLE AND BENEVOLENT EXEMPTION - DO NOT QUALIFY AS THE ENTIRE PROPERTY IS NOT USED AS DAYCARE AND HOUSE IS RENTED OUT. 2004-ISSUED 911 # TO DAYCARE ON PROPERTY, 147 GARDINER ROAD. 2005-FORMER OWNER: BOOTHBAY REGION YOUNG MEN'S CHRISTIAN ASSOCIATION BK2708 PG260 - \$169,000. WISCASSET			2.Related 5.Partial 8.Other	21.HS Size Adj	47	1.00	100	%	0	36.Pasture 3	
			3.Distress 6.Exempt 9.Foreclose	22.Base Waterfron	48	1.00	100	%	0	37.Softwood	
			Verified 5 Public Record	23.Deep WF Size A	49	1.00	50	%	0	38.Mixed Wood	
			1.Buyer 4.Agent 7.Family	Acres	50	0.55	100	%	0	39.Hardwood	
			2.Seller 5.Pub Rec 8.Other	24.Base Waterfron				%		40.Wasteland	
2005-FORMER OWNER: BOOTHBAY REGION YOUNG MEN'S CHRISTIAN ASSOCIATION BK2708 PG260 - \$169,000. WISCASSET			3.Lender 6.MLS 9.	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 2.55					44.Site Improve	
				29.Rear Land 11-2						45.CAMP SITE	
										46.PAVING/00	


WISCASSET

Map Lot U04-008

Account 1440

Location 145 GARDINER ROAD

Card 1 Of 2 9/25/2024

Building Style 2 Ranch	SF Bsmt Living 475	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 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 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) 1107
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 72	# 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 1963	# 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 11/27/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	144	2 100	4	0 %	100 %	
23 Frame Garage	0	550	0 0	0	0 %	0 %	
24 Frame Shed	1970	176	3 100	4	0 %	100 %	
63 Swimming Pool	1970	1	3 100	4	99 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

11X16 SHED

20X40 IGPOOL

OFF
12.0'
12.0'

PATIO

14.0'

14.0'

25.0'

22.0'

GARAGE

4.0'

1SF/B
27.0'

41.0'



Card 2 Of 2 9/25/2024

BAILEY, JOSHUA R J/T BAILEY, DESIREE M WISCASSET ME 04578			Property Data			Assessment Record							
			Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2011	0	55,900	0	55,900			
			FARM LAND YEAR 0			2012	0	55,900	0	55,900			
			OPEN SPACE YEAR 0			2013	0	55,900	0	55,900			
B4592P166 Previous Owner DICKAU, JAMES M. J/T COY, TRACY			Zone/Land Use 19 COMMERCIAL			2014	0	55,900	0	55,900			
			Secondary Zone			2015	0	55,900	0	55,900			
						2016	0	55,900	0	55,900			
						Topography 2 Rolling			2017	0	55,900	0	55,900
			Previous Owner COY, TRACY J/T DICKAU, JAMES M. & MILLER, MICHELLE L. DRESDEN ME 04342 Sale Date: 11/10/2012 Previous Owner COY, TRACY J/T DICKAU, JAMES M. & MILLER, MICHELLE L. DRESDEN ME 04342 Sale Date: 10/20/2005 Previous Owner BOOTHBAY REGION YMCA PO BOX 500 BOOTHBAY HARBOR ME 04538 Sale Date: 12/30/2004			1.Level 4.Below St 7.Steep	2018	0	55,900	0	55,900		
2.Rolling 5.Low 8.Rough													
3.Above St 6.Swampy 9.													
Utilities 3 Public Sewer 4 Drilled Well						2020	0	55,900	0	55,900			
1.Public 4.Dr Well 7.Cesspool	2021	0									55,900	0	55,900
2.Water 5.DUG/LAKE 8.													
3.Sewer 6.Septic 9.None													
Street 1 Paved						2022	0	55,900	0	55,900			
1.Paved 4.Proposed 7.	2023	0									59,200	0	59,200
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 11/10/2012						Frontage	Depth	Factor	Code				
Price 232,000						11.Regular Lot			%			1.Open Space	
Sale Type 2 Land & Buildings						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					
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		
Validity 1 Arms Length Sale								%			Acres		
1.Valid 4.Split 7.Renovate			Fract. Acre			Acreage/Sites				30.Rear 20+			
2.Related 5.Partial 8.Other								%			31.Waterfront Rea		
3.Distress 6.Exempt 9.Foreclose								%			32.Open Space		
Verified 5 Public Record								%			33.RestrictEsm		
1.Buyer 4.Agent 7.Family								%			34.PASTURE 1		
2.Seller 5.Pub Rec 8.Other			Acres							35.HORTICULTURAL-			
3.Lender 6.MLS 9.								%			36.Pasture 3		
								%			37.Softwood		
								%			38.Mixed Wood		
								%			39.Hardwood		
			Total Acreage 0.00							40.Wasteland			
								%			41.CAMP SITE		
								%			42.Mobile Home Si		
								%			43.Condo Site		
								%			44.Site Improveveme		
			WISCASSET							45.CAMP SITE			
								%			46.PAVING/00		
								%					
								%					
								%					

WISCASSET

Map Lot U04-008

Account 1440

Location 147 GARDINER ROAD

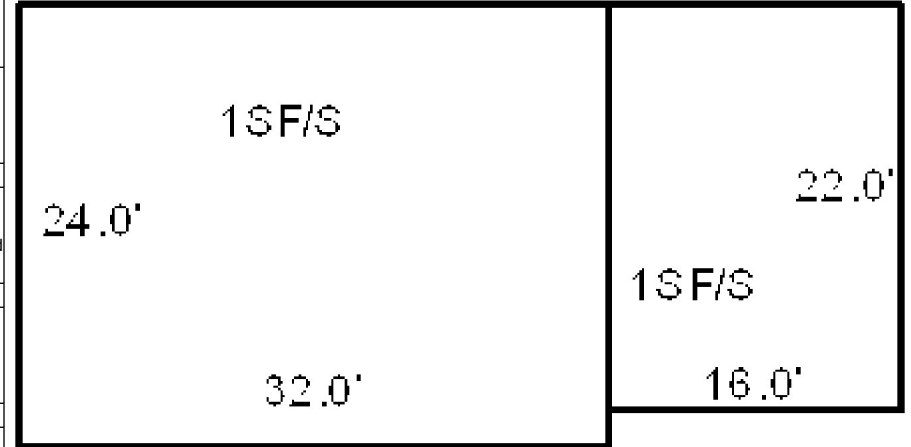
Card 2 Of 2 9/25/2024

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 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 11/27/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
287 OFFICE	2001	1000	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



CRONK, JR., OSCAR E. CRONK, EDITH A WISCASSET ME 04578			Property Data			Assessment Record					
			Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2011	75,400	58,200	16,000	117,600	
			FARM LAND YEAR 0			2012	75,400	58,200	16,000	117,600	
			OPEN SPACE YEAR 0			2013	75,400	58,200	16,000	117,600	
B578P385			Zone/Land Use 19 COMMERCIAL			2014	75,400	58,200	16,000	117,600	
			Secondary Zone			2015	75,400	58,200	16,000	117,600	
						2016	75,400	58,200	21,000	112,600	
			Topography 1 Level			2017	75,400	58,200	26,000	107,600	
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	75,400	58,200	26,000	107,600	
2019	75,400	58,200				26,000	107,600				
Utilities 1 All Public						2020	75,400	58,200	31,000	102,600	
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None						2021	75,400	58,200	31,000	102,600	
						2022	75,400	58,200	29,760	103,840	
			Street 1 Paved			2023	79,900	72,800	31,000	121,700	
						2024	79,900	72,800	31,000	121,700	
			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
			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					
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WISCASSET

Map Lot U04-009

Account 1441

Location 133 GARDINER ROAD

Card 1 Of 2 9/25/2024

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			1			2.Inadeq			5.			8.					
3.R Ranch			7.Mod/Cont			11.Multi			Heat Type			100%			5 Forced Warm Air			3.			6.			9.		
4.Cape			8.Log			12.Cot.			1.HWBB			5.FWA			9.No Heat			Attic			9 None					
Dwelling Units			1						2.HWCI			6.GravWA			10.			1.1/4 Fin			4.Full Fin			7.		
Other Units			0						3.H Pump			7.Electric			11.			2.1/2 Fin			5.F/Stair			8.		
Stories			5 One & 3/4 Story						4.Steam			8.F/Wall			12.			3.3/4 Fin			6.			9.None		
1.1			4.1.5			7.			Cool Type			0%			9 None			Insulation			4 Minimal					
2.2			5.1.75			8.			1.Refrig			4.W&C Air			7.			1.Full			4.Minimal			7.		
3.3			6.2.5			9.			2.Evapor			5.			8.			2.Heavy			5.Unknown			8.		
Exterior Walls			4 ASBESTOS/ASPHALT						3.H Pump			6.			9.None			3.Capped			6.			9.None		
1.CLAP			5.T-111			9.OTHER			Kitchen Style			2 TYPICAL						Unfinished %			0%					
2.WD SH			6.BR/STONE			10.			1.GOOD			4.Obsolete			7.			Grade & Factor			3 Average 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)			686					
2.Slate			5.Wood			8.			2.TYPICAL			5.			8.			Condition			3 Below Average					
3.Metal			6.Other			9.			3.Old Type			6.			9.None			1.Poor			4.Avg			7.V G		
SF Masonry Trim			0						# Rooms			5						2.Fair			5.Avg+			8.Exc		
OPEN-3-CUSTOM			0						# Bedrooms			3						3.Avg-			6.Good			9.Same		
OPEN-4-CUSTOM			0						# Full Baths			1						Phys. % Good			0%					
Year Built			1900						# Half Baths			0						Funct. % Good			100%					
Year Remodeled			0						# Addn Fixtures			0						Functional Code			9 None					
Foundation			3 Brick &/or Stone						# Fireplaces			0						1.Incomp			4.SMALL			7.LAYOUT		
1.Concrete			4.Wood			7.												2.O-Built			5.CDU			8.OTHER		
2.C Block			5.Slab			8.												3.Defmaint			6.STYLE			9.None		
3.Br/Stone			6.Piers			9.												Econ. % Good			100%					
Basement			3 3/4 Basement															Economic Code			None					
1.1/4 Bmt			4.Full Bmt			7.												0.None			3.Services			9.None		
2.1/2 Bmt			5.None			8.												1.Location			4.Traffic			8.		
3.3/4 Bmt			6.			9.None												2.Encroach			8.Other			9.		
Bsmt Gar # Cars			0															Entrance Code			5 Estimated					
Wet Basement			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			5 Estimate					

TRIO

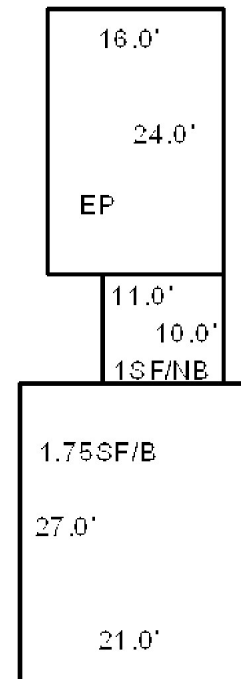
Software

A Division of Harris Computer Systems

Date Inspected 11/27/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
1 ONE STORY	0	110	0 0	0	0 %	0 %		3.THREE STORY FR
22 Encl Frame Porch	1970	384	2 100	3	0 %	100 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



CRONK, JR., OSCAR E. CRONK, EDITH A WISCASSET ME 04578			Property Data			Assessment Record							
			Neighborhood 104 RURAL NORTHWEST			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2011	0	50,800	0	50,800			
			FARM LAND YEAR 0			2012	0	50,800	0	50,800			
			OPEN SPACE YEAR 0			2013	0	50,800	0	50,800			
B578P385			Zone/Land Use 16 RESIDENTIAL			2014	0	50,800	0	50,800			
			Secondary Zone			2015	0	50,800	0	50,800			
						2016	0	50,800	0	50,800			
			Topography 1 Level			2017	0	50,800	0	50,800			
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	0	50,800	0	50,800			
			Utilities 1 All Public			2019	0	50,800	0	50,800			
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	0	50,800	0	50,800			
						2021	0	50,800	0	50,800			
						2022	0	50,800	0	50,800			
						2023	0	55,400	0	55,400			
			Street 1 Paved			2024	0	55,400	0	55,400			
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			Land Data							
			TREE GROWTH PLAN 0			Front Foot		Type	Effective		Influence		Influence Codes
			CONSERV EASE 0						Frontage	Depth	Factor	Code	
			Sale Data										
Sale Date													
Price													
X			Sale Type			Square Foot		Square Feet					
			1.Land 4.Mobile 7.										
			2.L & B 5.Other 8.										
			3.Building 6. 9.										
			Financing										
Inspection Witnessed By:			1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			Fract. Acre		Acres/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.										
Notes:						21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		Acres					
WISCASSET						24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2		Total Acreage 0.00					


WISCASSET

Map Lot U04-009

Account 1441

Location 133 GARDINER ROAD

Card 2 Of 2 9/25/2024

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

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
220 STORE	1997	672	2 100	4	0 %	90 %		1.ONE STORY FRAM
23 Frame Garage	1997	280	2 100	4	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	1997	144	2 100	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

16.0'

9.0' SHED

12.0'

SHOP

24.0'

24.0'

28.0'

GAR



HOUSTON RIVERTON PROPERTIES, LLC. 1126 RIVER BEND DRIVE HOUSTON TX 77063			Property Data			Assessment Record							
			Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2011	46,500	71,500	0	118,000			
			FARM LAND YEAR 0			2012	46,500	71,500	0	118,000			
			OPEN SPACE YEAR 0			2013	46,500	71,500	0	118,000			
B5922P301			Zone/Land Use 16 RESIDENTIAL			2014	46,500	71,500	0	118,000			
			Secondary Zone			2015	46,500	71,500	0	118,000			
						2016	46,500	71,500	0	118,000			
Previous Owner CRONK, JR., OSCAR E. CRONK, EDITH A			Topography 2 Rolling			2017	46,500	71,500	0	118,000			
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	46,500	71,500	0	118,000			
						2019	46,500	71,500	0	118,000			
WISCASSET ME 04578 Sale Date: 8/03/2022			Utilities 1 All Public			2020	46,500	71,500	0	118,000			
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	46,500	71,500	0	118,000			
						2022	46,500	71,500	0	118,000			
			Street 1 Paved			2023	50,100	75,900	0	126,000			
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2024	50,100	75,900	0	126,000			
						Land Data							
Inspection Witnessed By:			TREE GROWTH PLAN 0 CONSERV EASE 0			Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00
									Frontage	Depth	Factor	Code	
X Date			Sale Data Sale Date 8/03/2022 Price 169,000			Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.C Condominium 20.Base Homesite			Square Feet				
											%		
											%		
No./Date Description Date Insp.			1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.			Financing 9 Unknown 1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown							
Notes: '23 adjust acres per survey to .51			Validity 1 Arms Length Sale 1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose			Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2			Acreage/Sites				
WISCASSET			Verified 5 Public Record 1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			Total Acreage 0.51							



WISCASSET

Map Lot U04-010

Account 1442

Location 127 GARDINER ROAD

Card 1 Of 1 9/25/2024

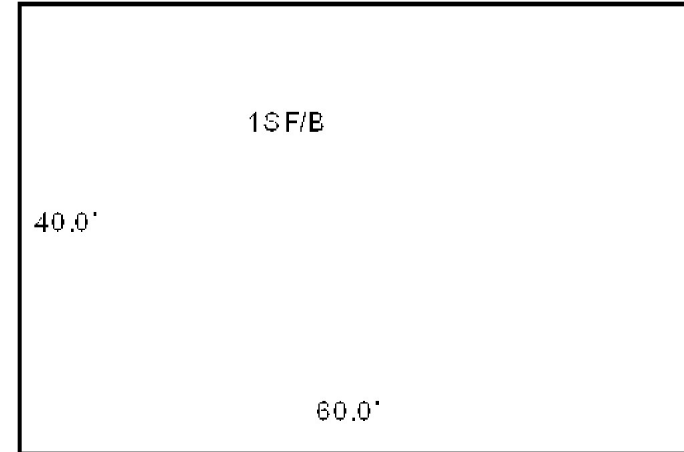
Building Style	SF Bsmt Living	Layout
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100%	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic
Dwelling Units	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 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 11/27/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
220 STORE	1971	2400	2 100	3	0 %	50 %		1.ONE STORY FRAM
221 BSMT	0	2400	2 100	3	0 %	50 %		2.TWO STORY FRAM
24 Frame Shed	0	224	3 100	3	0 %	50 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED 14X16



Map Lot U04-011

Account 1443

Location 119 GARDINER ROAD

Card 1 Of 1 9/25/2024

LUCIER, EDWARD A
211 PINE TREE ROAD
LITCHFIELD ME 04350

B6056P32

Previous Owner
COLBY, DARLENE M

970 GARDINER ROAD LOT #26
WISCASSET ME 04578
Sale Date: 11/09/2023

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2002-ADDED NIECE TO PROPERTY OWNERSHIP(BK2678
PG0262) PREVIOUS BK0629 PG0158
MURIEL BEAN DECEASED 1/21/2002

WISCASSET

Property Data

Neighborhood	104 RURAL NORTHWEST		
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	1 All Public		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	11/09/2023		
Price	47,000		
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	30,800	29,900	0	60,700
2012	30,800	29,900	0	60,700
2013	30,800	29,900	0	60,700
2014	30,800	29,900	0	60,700
2015	30,800	29,900	0	60,700
2016	30,800	29,900	0	60,700
2017	30,800	29,900	0	60,700
2018	30,800	29,900	0	60,700
2019	30,800	29,900	0	60,700
2020	30,800	29,900	0	60,700
2021	30,800	29,900	0	60,700
2022	30,800	29,900	0	60,700
2023	38,500	37,300	0	75,800
2024	38,500	37,300	0	75,800

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		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		1.00				

WISCASSET

Map Lot U04-011

Account 1443

Location 119 GARDINER ROAD

Card 1

Of 1

9/25/2024

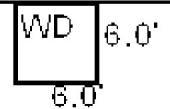
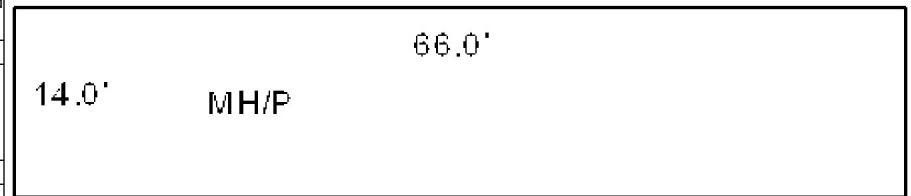
Building Style	SF Bsmt Living	Layout
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100%	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic
Dwelling Units	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin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

Date Inspected 11/27/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	2001	80	3 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	1994	36	3 100	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	1994	80	3 100	4	0 %	100 %		3.THREE STORY FR
998 14' Mobile	1994	14x66	3 100	4	0 %	50 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED 8X10



Map Lot U04-012

Account 1444

Location 8 LANGDON ROAD

Card 1 Of 1 9/25/2024

DIVECE, PHILLIP
DI VECE, MARJORIE
WISCASSET ME 04578

B1181P168

Property Data

Neighborhood **104 RURAL NORTHWEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **16 RESIDENTIAL**

Secondary Zone

Topography **7 Steep**

1.Level 4.Below St 7.Steep

2.Rolling 5.Low 8.Rough

3.Above St 6.Swampy 9.

Utilities **1 All Public**

1.Public 4.Dr Well 7.Cesspool

2.Water 5.DUG/LAKE 8.

3.Sewer 6.Septic 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.

2.Semi Imp 5.Private 8.

3.Gravel 6.Pub Eas 9.NoStreet

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date

Price

Sale Type

1.Land 4.Mobile 7.

2.L & B 5.Other 8.

3.Building 6. 9.

Financing

1.Convent 4.Seller 7.

2.FHA/VA 5.Private 8.

3.Assumed 6.Cash 9.Unknown

Validity

1.Valid 4.Split 7.Renovate

2.Related 5.Partial 8.Other

3.Distress 6.Exempt 9.Foreclose

Verified

1.Buyer 4.Agent 7.Family

2.Seller 5.Pub Rec 8.Other

3.Lender 6.MLS 9.

Assessment Record

Year

Land

Buildings

Exempt

Total

2011 29,500 72,700 10,000 92,200

2012 29,500 72,700 10,000 92,200

2013 29,500 72,700 10,000 92,200

2014 29,500 72,700 10,000 92,200

2015 29,500 72,700 10,000 92,200

2016 29,500 72,700 15,000 87,200

2017 29,500 72,700 20,000 82,200

2018 29,500 72,700 20,000 82,200

2019 29,500 72,700 20,000 82,200

2020 29,500 72,700 25,000 77,200

2021 29,500 72,700 25,000 77,200

2022 29,500 72,700 24,000 78,200

2023 36,900 90,900 25,000 102,800

2024 36,900 90,900 25,000 102,800

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

Acres

Acres

24.Base Waterfron

25.Shallow WF Siz

26.Base Water Inf

27.Influence W Si

28.Rear Land 1-10

29.Rear Land 11-2

Total Acreage

0.53

1.Open Space

2.Neighborhood A

3.Topography

4.Size/Shape

5.Access

6.Restriction

7.Corner/Locatio

8.View/Environ

9.Fract Share

Acres

Acres

30.Rear 20+

31.Waterfront Rea

32.Open Space

33.RestrictEsm

34.PASTURE 1

35.HORTICULTURAL-

36.Pasture 3

37.Softwood

38.Mixed Wood

39.Hardwood

40.Wasteland

41.CAMP SITE

42.Mobile Home Si

43.Condo Site

44.Site Improve

45.CAMP SITE

46.PAVING/00

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

WISCASSET

WISCASSET

Map Lot U04-012


Account 1444

Location 8 LANGDON ROAD

Card 1

Of 1

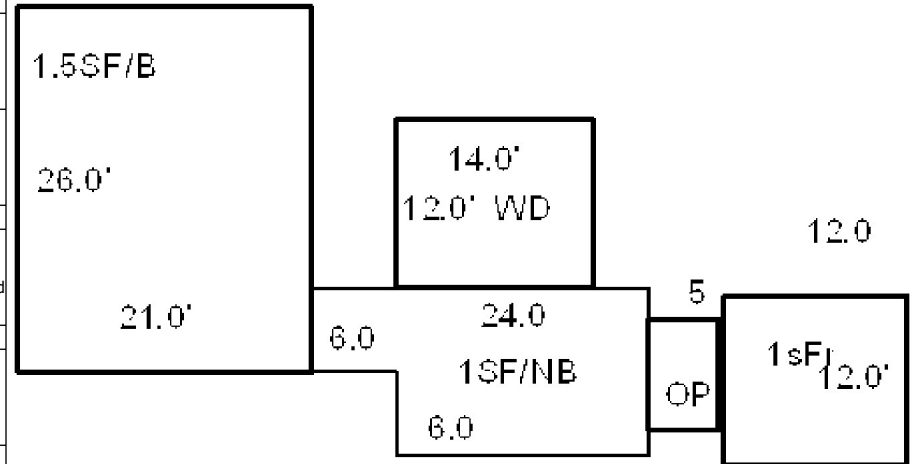
9/25/2024

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 1	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 3 Capped Only
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 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 1 GOOD	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 526
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1900	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1960	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaitn 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code Location
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 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 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/27/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	252	0 0	0	0 %	0 %		1.ONE STORY FRAM
1 ONE STORY	0	144	0 0	0	0 %	0 %		2.TWO STORY FRAM
21 Open Frame	0	40	0 0	0	0 %	0 %		3.THREE STORY FR
68 Wood Deck	0	168	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



JOHNSON, LORIE J J/T
WISCASSET ME 04578

B5554P271

Previous Owner
ABBOTT, ELLIOTT C. (DEWISEE)
C/O LORI JOHNSON
16 LANGDON ROAD
WISCASSET ME 04578
Sale Date: 9/10/2010

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2009-Removed Vet. Ex. & Homestead as passed away 02/27/2009. Property left in all three children's names. Send bill to Roland Abbott.

2011-Remodel house (kitchen windows, doors & bath). Old EFP is now part of living space. New deck also.

WISCASSET

Property Data

Neighborhood	104 RURAL NORTHWEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	16 RESIDENTIAL		
Secondary Zone			
Topography		7 Steep	
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities		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		9/10/2010	
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	29,200	67,400	0	96,600
2012	29,200	67,400	10,000	86,600
2013	29,200	67,400	10,000	86,600
2014	29,200	67,400	10,000	86,600
2015	29,200	67,400	10,000	86,600
2016	29,200	67,400	15,000	81,600
2017	29,200	67,400	20,000	76,600
2018	29,200	67,400	20,000	76,600
2019	29,200	67,400	20,000	76,600
2020	29,200	67,400	25,000	71,600
2021	29,200	67,400	0	96,600
2022	29,200	67,400	0	96,600
2023	36,500	84,200	0	120,700
2024	36,500	84,200	0	120,700

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-
				%		36.Pasture 3
Fract. Acre		Acreage/Sites				37.Softwood
21.HS Size Adj	20	1.00	100	%	0	38.Mixed Wood
22.Base Waterfron	21	0.44	100	%	0	39.Hardwood
23.Deep WF Size A				%		40.Wasteland
Acres				%		41.CAMP SITE
24.Base Waterfron				%		42.Mobile Home Si
25.Shallow WF Siz				%		43.Condo Site
26.Base Water Inf				%		44.Site Improve
27.Influence W Si				%		45.CAMP SITE
28.Rear Land 1-10						
29.Rear Land 11-2						
		Total Acreage		0.44		

WISCASSET

Map Lot U04-013


Account 1445

Location 16 LANGDON ROAD

Card 1

Of 1

9/25/2024

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 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 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) 528
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 1940	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2010	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 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 11/27/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	1950	308	2 100	2	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	1965	80	3 100	4	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	1970	64	2 100	1	0 %	100 %		3.THREE STORY FR
68 Wood Deck	2010	474	3 100	4	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	1940	96	3 100	4	0 %	100 %		5.1 & 3/4 STORY
1 ONE STORY	2010	160	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

S-ED 6X6

S-ED 6X10

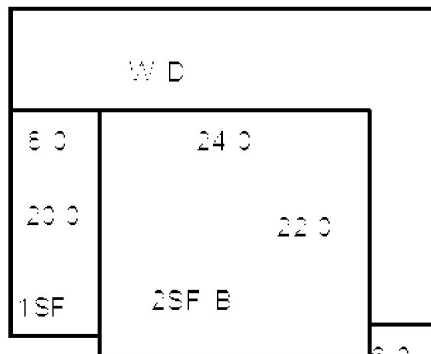
S-ED 6X6

GARAGE 22X14

6 0

6 0

W D



Living Space



Map Lot U04-014			Account 1446			Location 22 LANGDON ROAD			Card 1		Of 1		9/25/2024		
GAUDETTE, JULIA E GAUDETTE, MICHAEL 22 LANGDON ROAD WISCASSET ME 04578 B5709P27						Property Data			Assessment Record						
						Neighborhood 104 RURAL NORTHWEST			Year	Land	Buildings		Exempt	Total	
						Tree Growth Year 0			2011	28,800	81,000		0	109,800	
						FARM LAND YEAR 0			2012	28,800	81,000		0	109,800	
						OPEN SPACE YEAR 0			2013	28,800	81,000		0	109,800	
Previous Owner BACHELDER, MATTHEW A BACHELDER, MELISSA D 22 LANGDON ROAD WISCASSET ME 04578 Sale Date: 5/11/2021						Zone/Land Use 16 RESIDENTIAL			2014	28,800	81,000		0	109,800	
						Secondary Zone			2015	28,800	81,000		0	109,800	
									2016	28,800	81,000		0	109,800	
						Topography 7 Steep			2017	28,800	81,000		0	109,800	
						Previous Owner MOREQUITY, INC. C/O MATTHEW A. BACHELDER 22 LANGDON ROAD WISCASSET ME 04578 Sale Date: 4/30/2010						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018
Utilities 1 All Public			2019	28,800	81,000							0	109,800		
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	28,800	81,000							0	109,800		
Street 1 Paved			2021	28,800	81,000							0	109,800		
			2022	28,800	81,000							0	109,800		
Previous Owner SMITH, TIMOTHY J. 1504 NE 8TH STREET FORT LAUDERDALE FL 33304 2909 Sale Date: 2/25/2010									2023	36,100	101,200		25,000	112,300	
									2024	36,100	101,200		25,000	112,300	
						Land Data									
						Front Foot		Type	Effective		Influence		Influence Codes		
									Frontage	Depth	Factor	Code			
		%													
		%													
		%													
Square Foot		Square Feet													
				%											
				%											
				%											
				%											
Fract. Acre		Acreege/Sites													
		20	1.00	100	%	0									
		21	0.30	100	%	0									
				%											
				%											
Acres				%											
				%											
				%											
				%											
				%											
Total Acreege		0.30													

X			Date		
No./Date	Description	Date Insp.			

Notes:
5/9/05-PER PROBATE RECORD SEND TO P/R PAULA J. CAMPBELL 2 SQUAW CREEK DR. HAVERILL, MA 01830
DEVISEES AS FOLLOWS: PAULA J. CAMPBELL, CAROLE GOODMAN, LLEWELLYN H. DELANO, III, & CAROLYN VANHORN.
2010-Previous owner: Timothy J. Smith BK3615 PG103 bought for \$107,000 in 2006 (related parties). Sold 4/30/10 to Matthew Bachelder for \$59,900??

WISCASSET


WISCASSET

Map Lot U04-014

Account 1446

Location 22 LANGDON ROAD

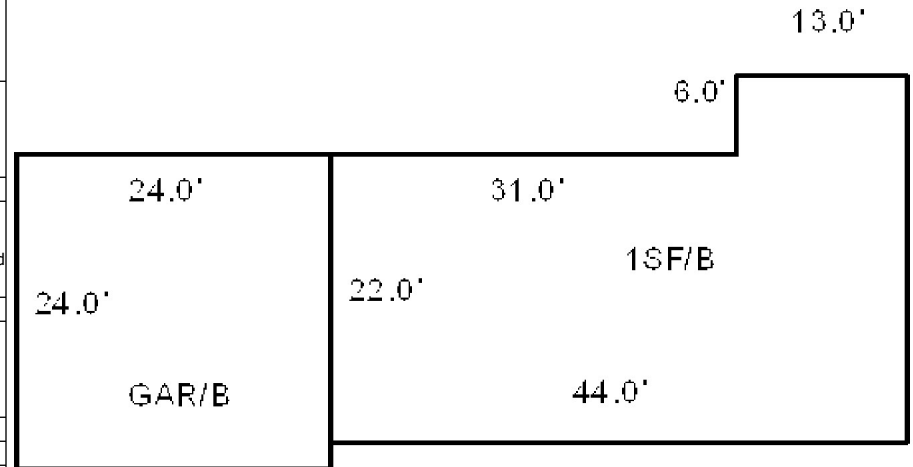
Card 1 Of 1 9/25/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 3 OLD STYLE	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) 1046
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1947	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 2		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 11/27/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	1970	480	3 100	4	0 %	100 %		1.ONE STORY FRAM
23 Frame Garage	1970	240	0 0	0	0 %	0 %		2.TWO STORY FRAM
24 Frame Shed	1970	528	3 100	4	0 %	80 %		3.THREE STORY FR
24 Frame Shed	1970	96	2 100	2	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	1980				%	%	200	5.1 & 3/4 STORY
21 Open Frame	0	28	0 0	0	0 %	0 %		6.2 & 1/2 STORY
27 Unfin Basement	0	576	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



Map Lot U04-015			Account 1447			Location 36 LANGDON ROAD			Card 1 Of 1			9/25/2024			
WHITFIELD, STEPHEN L WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood 104 RURAL NORTHWEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	30,200	115,100	0	145,300		
						FARM LAND YEAR 0			2012	30,200	115,100	0	145,300		
						OPEN SPACE YEAR 0			2013	30,200	115,100	0	145,300		
B3979P93 B4078P139 B4078P141						Zone/Land Use 16 RESIDENTIAL			2014	30,200	115,100	0	145,300		
Previous Owner WHITFIELD, STEPHEN & BERNICE (DEVISEES) BERGERON, DEBRA J. C/O STEPHEN WHITFIELD WISCASSET ME 04578 Sale Date: 12/08/2009						Secondary Zone			2015	30,200	115,100	0	145,300		
									2016	30,200	115,100	0	145,300		
						Topography 1 Level			2017	30,200	115,100	0	145,300		
									2018	30,200	115,100	0	145,300		
Previous Owner WHITFIELD, WILLIAM B. WHITFIELD, BERNICE M. WISCASSET ME 04578 Sale Date: 3/09/2005						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2019	30,200	115,100	0	145,300		
						Utilities 4 Drilled Well 3 Public Sewer			2020	30,200	115,100	0	145,300		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	30,200	115,100	0	145,300		
									2022	30,200	115,100	0	145,300		
						Street 1 Paved			2023	37,800	143,900	0	181,700		
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2024	37,800	143,900	0	181,700		
						Land Data									
						Front Foot		Type	Effective		Influence		Influence Codes		
									Frontage	Depth	Factor	Code			
											%				
		%													
		%													
		%													
		%													
		%													
Square Foot			Square Feet												
				%											
				%											
				%											
				%											
				%											
				%											
				%											
Fract. Acre			Acreage/Sites												
			20	1.00	100	%	0								
			21	0.80	100	%	0								
					%										
					%										
					%										
					%										
					%										
Acres															
					%										
					%										
					%										
					%										
					%										
					%										
					%										
		Total Acreage		0.80											
WISCASSET															


WISCASSET

Map Lot U04-015

Account 1447

Location 36 LANGDON ROAD

Card 1 Of 1 9/25/2024

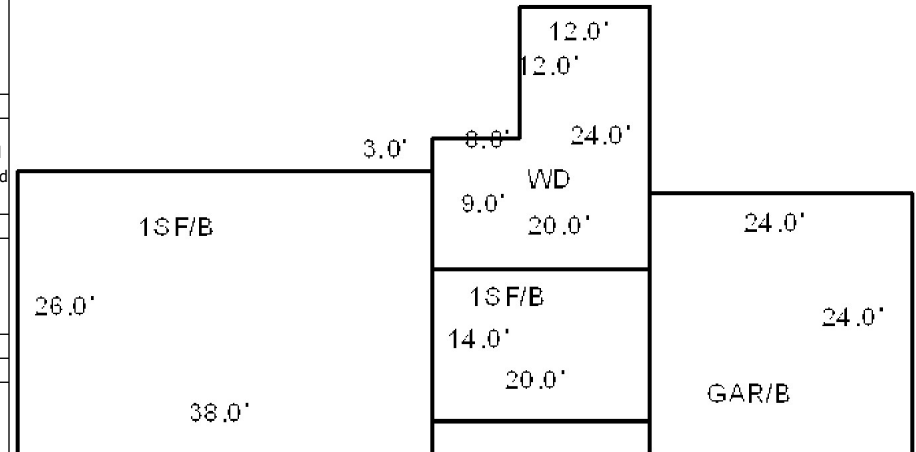
Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 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 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 1958	# 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 1		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 2 Relative
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/17/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	0	280	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	0	576	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	0	384	0 0	0	0 %	0 %		3.THREE STORY FR
63 Swimming Pool	1991	1	3 100	4	99 %	100 %		4.1 & 1/2 STORY
27 Unfin Basement	0	576	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

IG POOL 18X36



POOLER, DEBRA A WISCASSET ME 04578 B1800P334			Property Data			Assessment Record					
			Neighborhood 104 RURAL NORTHWEST			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2011	29,900	139,100	10,000	159,000	
			FARM LAND YEAR 0			2012	29,900	139,100	10,000	159,000	
			OPEN SPACE YEAR 0			2013	29,900	139,100	10,000	159,000	
			Zone/Land Use 16 RESIDENTIAL			2014	29,900	139,100	10,000	159,000	
			Secondary Zone			2015	29,900	139,100	10,000	159,000	
						2016	29,900	139,100	15,000	154,000	
			Topography 7 Steep			2017	29,900	139,100	20,000	149,000	
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	29,900	139,100
Utilities 1 All Public 1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None						2019	29,900	139,100	20,000	149,000	
						2020	29,900	139,100	25,000	144,000	
						2021	29,900	139,100	25,000	144,000	
						Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	29,900	139,100
			TREE GROWTH PLAN 0 CONSERV EASE 0 Sale Data Sale Date 7/01/1992 Price 26,000 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.			2023	37,300	173,900	25,000	186,200	
						2024	37,300	173,900	25,000	186,200	
						Inspection Witnessed By: X No./Date Description Date Insp. <					

WISCASSET

Map Lot U04-015-A

Account 1448

Location 30 LANGDON ROAD

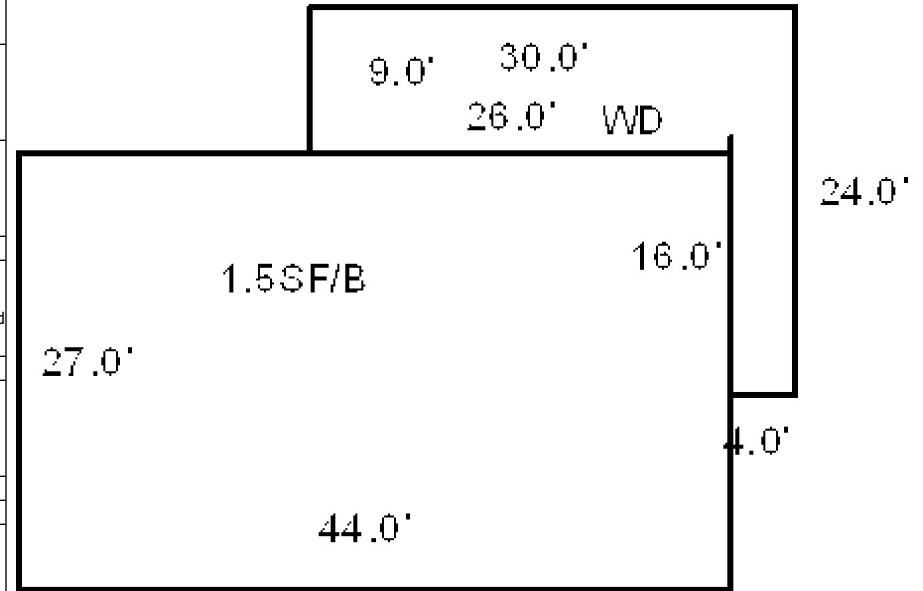
Card 1 Of 1 9/25/2024

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 2 Heavy
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) 1188
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 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 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 11/27/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	308	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

Map Lot U04-016

Account 1449

Location 48 LANGDON ROAD

Card 1

Of 2

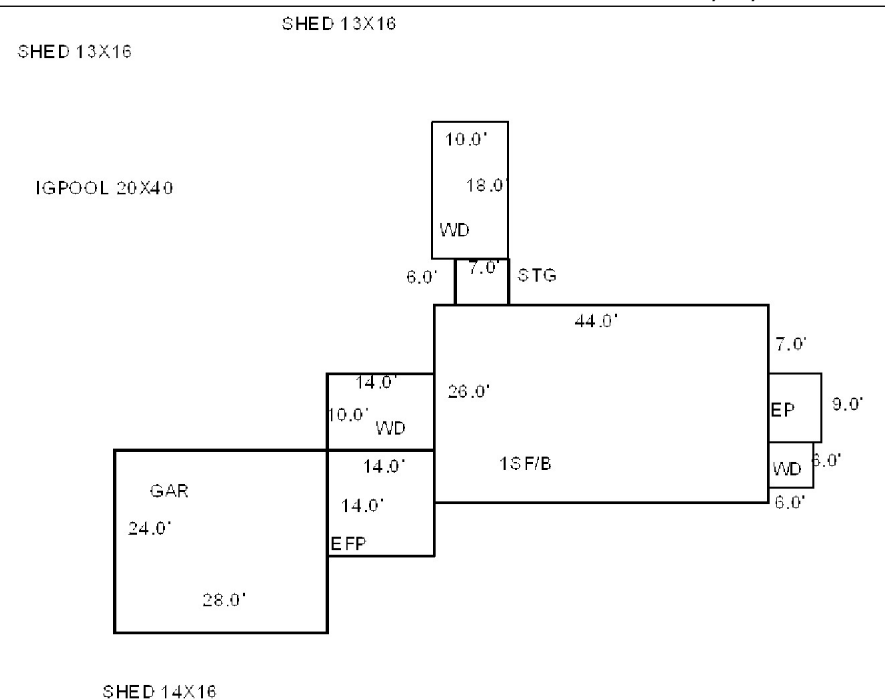
9/25/2024

Building Style 2 Ranch	SF Bsmt Living 1100	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 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1144
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1965	# 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 11/27/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	0	63	0 0	0	0 %	0 %		1.ONE STORY FRAM
22 Encl Frame Porch	0	196	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	0	36	2 100	4	0 %	100 %		3.THREE STORY FR
21 Open Frame	0	140	0 0	0	0 %	0 %		4.1 & 1/2 STORY
23 Frame Garage	0	672	0 0	0	0 %	0 %		5.1 & 3/4 STORY
63 Swimming Pool	0	1	3 100	4	99 %	100 %		6.2 & 1/2 STORY
24 Frame Shed	0	224	2 100	4	0 %	100 %		21.Open Frame Por
68 Wood Deck	0	180	0 0	0	0 %	0 %		22.Encl Frame Por
24 Frame Shed	0	42	0 0	0	0 %	100 %		23.Frame Garage
24 Frame Shed	1968	208	2 0	2	0 %	100 %		24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic



BLAGDON, JOHN L BLAGDON, GERTRUDE H WISCASSET ME 04578			Property Data			Assessment Record					
			Neighborhood 104 RURAL NORTHWEST			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2011	0	0	0	0	
			FARM LAND YEAR 0			2012	0	0	0	0	
			OPEN SPACE YEAR 0			2013	0	0	0	0	
B928P54			Zone/Land Use 16 RESIDENTIAL			2014	0	0	0	0	
			Secondary Zone			2015	0	0	0	0	
						2016	0	0	0	0	
			Topography 2 Rolling			2017	0	0	0	0	
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	0	0	0	0	
2019	0	0				0	0				
Utilities 1 All Public						2020	0	0	0	0	
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None						2021	0	0	0	0	
Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet						2022	0	0	0	0	
			2023	0	0	0	0				
			2024	0	0	0	0				
			Land Data								
			Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes	
Frontage	Depth	Factor				Code					
					%		1.Open Space				
					%		2.Neighborhood A				
					%		3.Topography				
					%		4.Size/Shape				
					%		5.Access				
					%		6.Restriction				
					%		7.Corner/Locatio				
					%		8.View/Environ				
Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Square Feet				9.Fract Share					
				%							
				%							
				%			30.Rear 20+				
				%			31.Waterfront Rea				
				%			32.Open Space				
				%			33.RestrictEsm				
				%			34.PASTURE 1				
				%			35.HORTICULTURAL-				
				%			36.Pasture 3				
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				37.Softwood					
				%			38.Mixed Wood				
				%			39.Hardwood				
				%			40.Wasteland				
				%			41.CAMP SITE				
				%			42.Mobile Home Si				
				%			43.Condo Site				
		Total Acreage		0.00			44.Site Improve				
							45.CAMP SITE				
							46.PAVING/00				
Inspection Witnessed By:			TREE GROWTH PLAN 0								
			CONSERV EASE 0								
			Sale Data								
			Sale Date								
			Price								
X			Sale Type								
			1.Land 4.Mobile 7.								
			2.L & B 5.Other 8.								
			3.Building 6. 9.								
			Financing								
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								
WISCASSET			2.Related 5.Partial 8.Other								
			3.Distress 6.Exempt 9.Foreclose								
			Verified								
			1.Buyer 4.Agent 7.Family								
			2.Seller 5.Pub Rec 8.Other								
			3.Lender 6.MLS 9.								


WISCASSET

Map Lot U04-016

Account 1449

Location 48 LANGDON ROAD

Card 2 Of 2 9/25/2024

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

Date Inspected 11/27/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	1966	208	2 0	2	0 %	100 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

CUNNINGHAM, WARD E T/C CUNNINGHAM, GLENN F C/O WARD CUNNINGHAM LISBON ME 04250			Property Data			Assessment Record								
			Neighborhood 104 RURAL NORTHWEST			Year	Land		Buildings		Exempt	Total		
			Tree Growth Year 0			2011	39,900		84,200		10,000	114,100		
			FARM LAND YEAR 0			2012	39,900		84,200		10,000	114,100		
			OPEN SPACE YEAR 0			2013	39,900		84,200		10,000	114,100		
B2978P204			Zone/Land Use 16 RESIDENTIAL			2014	39,900		84,200		10,000	114,100		
			Secondary Zone			2015	39,900		84,200		10,000	114,100		
						2016	39,900		84,200		15,000	109,100		
			Topography 1 Level			2017	39,900		84,200		20,000	104,100		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	39,900		84,200		20,000
Utilities 3 Public Sewer						2019	39,900		84,200		20,000	104,100		
						2020	39,900		84,200		25,000	99,100		
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None						2021	39,900		84,200		25,000	99,100		
						Street 1 Paved			2022	39,900		84,200		24,000
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2023	49,900		105,200		25,000	130,100		
						2024	49,900		105,200		25,000	130,100		
			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 No./Date Description Date Insp.		Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Square Feet									
							%							
							%							
							%							
							%							
Notes: 2002-MYRTLE ADDED HER SONS TO THE PROPERTY. PREVIOUS BK476 PG481 2003-MYRTLE DIED FALL 2002. REMOVED HER NAME AND HOMESTEAD EXEMPTION. 2003-SEVERED JOINT TENANCY NOW TENANTS IN COMMON PREVIOUS BK2745 PG0293		Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2			Acreage/Sites									
					20	1.00		100	%	0				
					21	1.00		100	%	0				
					28	4.55		100	%	0				
								%						
WISCASSET														
							%							
							%							
							%							
							%							

WISCASSET

Map Lot U04-017

Account 1450

Location 35 LANGDON ROAD

Card 1

Of 1

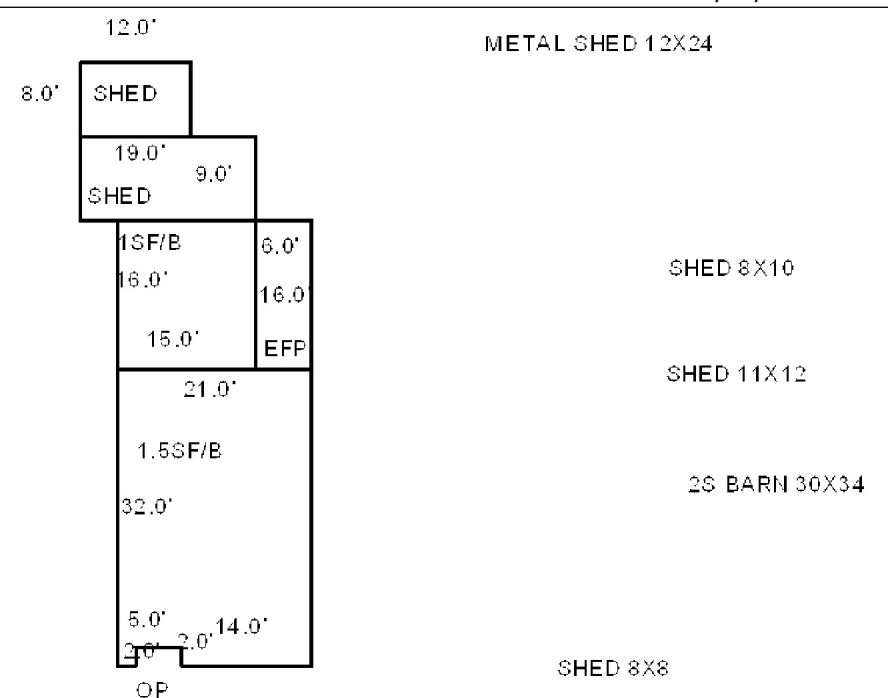
9/25/2024

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 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) 662
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 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 1 1/4 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 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 3 Tenant
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/27/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	10	0 0	0	0 %	0 %		1.ONE STORY FRAM
11 1	0	240	0 0	0	0 %	0 %		2.TWO STORY FRAM
22 Encl Frame Porch	0	96	0 0	0	0 %	0 %		3.THREE STORY FR
24 Frame Shed	0	171	2 100	4	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	0	96	2 100	4	0 %	100 %		5.1 & 3/4 STORY
159 2.00 ST	0	1020	3 100	4	0 %	50 %		6.2 & 1/2 STORY
24 Frame Shed	0	80	2 100	1	0 %	100 %		21.Open Frame Por
24 Frame Shed	0	132	2 100	1	0 %	100 %		22.Encl Frame Por
24 Frame Shed	0	48	2 100	1	0 %	100 %		23.Frame Garage
27 Unfin Basement	0	171	0 0	0	0 %	0 %		24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic



Map Lot U04-017-A			Account 1451			Location 43 LANGDON ROAD			Card 1 Of 1		9/25/2024	
RANKIN, JEREMY E 65 LANGDON ROAD WISCASSET ME 04578 B5995P309			Property Data			Assessment Record						
			Neighborhood 104 RURAL NORTHWEST			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year 0			2011	32,700	46,100	10,000	68,800		
			FARM LAND YEAR 0			2012	32,700	46,100	10,000	68,800		
			OPEN SPACE YEAR 0			2013	32,700	46,100	10,000	68,800		
Previous Owner CHUBBUCK, BRIAN W 43 LANGDON ROAD WISCASSET ME 04578 Sale Date: 5/05/2023			Zone/Land Use 16 RESIDENTIAL			2014	32,700	46,100	10,000	68,800		
			Secondary Zone			2015	32,700	46,100	10,000	68,800		
						2016	32,700	46,100	15,000	63,800		
			Topography 1 Level			2017	32,700	46,100	20,000	58,800		
			Previous Owner CHUBBUCK, ELIZABETH G. CHUBBUCK, BRIAN W. WISCASSET ME 04578 Sale Date: 11/04/2011			1.Level	4.Below St	7.Steep	2018	32,700	46,100	20,000
2.Rolling	5.Low	8.Rough				2019	32,700	46,100	20,000	58,800		
3.Above St	6.Swampy	9.				2020	32,700	46,100	25,000	53,800		
Utilities 3 Public Sewer						2021	32,700	46,100	25,000	53,800		
1.Public	4.Dr Well	7.Cesspool				2022	32,700	46,100	24,000	54,800		
Inspection Witnessed By:			2.Water	5.DUG/LAKE	8.	2023	40,900	57,600	25,000	73,500		
			3.Sewer	6.Septic	9.None	2024	40,900	57,600	0	98,500		
			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			11.Regular Lot			%			1.Open Space			
Sale Data			12.Delta Triangle			%			2.Neighborhood A			
			13.Nabla Triangle			%			3.Topography			
			14.Rear Land			%			4.Size/Shape			
			15.Front Foot			%		5.Access				
Price 45,000			Square Foot		Square Feet					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				
Financing 9 Unknown			16.Regular Lot							30.Rear 20+		
1.Convent	4.Seller	7.	17.Secondary Site							31.Waterfront Rea		
2.FHA/VA	5.Private	8.	18.Secondary Site							32.Open Space		
3.Assumed	6.Cash	9.Unknown	19.Condominium					33.RestrictEsm				
Validity 8 Other Non Valid			20.Base Homesite					34.PASTURE 1				
1.Valid	4.Split	7.Renovate	Fract. Acre		Acreage/Sites					35.HORTICULTURAL-		
2.Related	5.Partial	8.Other				21.HS Size Adj	20	1.00	100	%	0	36.Pasture 3
3.Distress	6.Exempt	9.Foreclose				22.Base Waterfron	21	1.00	100	%	0	37.Softwood
Verified 5 Public Record						23.Deep WF Size A	28	0.96	100	%	0	38.Mixed Wood
WISCASSET			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 1.96				43.Condo Site		
			29.Rear Land 11-2							44.Site Improve		
											45.CAMP SITE	
											46.PAVING/00	

WISCASSET

Map Lot U04-017-A




Account 1451

Location 43 LANGDON ROAD

Card 1

Of 1

9/25/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 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 5 T-111	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 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 3 Old Style	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 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 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 1982	# 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 11/27/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	1982	60	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



10.0'



Map Lot U04-018			Account 1452			Location 15 LANGDON ROAD			Card 1 Of 1			9/25/2024				
CORWIN, MATTHEW J/T CORWIN, MURIELLE M 15 LANGDON ROAD WISCASSET ME 04578 B3566P290						Property Data			Assessment Record							
						Neighborhood 104 RURAL NORTHWEST			Year	Land	Buildings	Exempt	Total			
						Tree Growth Year 0			2011	43,800	254,100	10,000	287,900			
						FARM LAND YEAR 0			2012	43,800	254,100	10,000	287,900			
						OPEN SPACE YEAR 0			2013	43,800	270,300	10,000	304,100			
Previous Owner GLEASON, FRANKLIN L. GLEASON, BETTY J. WISCASSET ME 04578 Sale Date: 10/07/2005						Zone/Land Use 16 RESIDENTIAL			2014	43,800	270,300	10,000	304,100			
						Secondary Zone			2015	43,800	270,300	10,000	304,100			
									2016	43,800	270,300	15,000	299,100			
						Topography 2 Rolling			2017	43,800	270,300	20,000	294,100			
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	43,800	270,300	20,000	294,100			
2019	43,800	270,300	20,000	294,100												
Utilities 3 Public Sewer			2020	43,800	270,300				25,000	289,100						
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	43,800	270,300				25,000	289,100						
			2022	43,800	270,300				24,000	290,100						
						Street 1 Paved			2023	54,800	337,800	25,000	367,600			
									2024	54,800	337,800	25,000	367,600			
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			Land Data							
						TREE GROWTH PLAN 0 CONSERV EASE 0			Front Foot		Type	Effective		Influence		Influence Codes
												Frontage	Depth	Factor	Code	
		%														
		%														
		%														
Inspection Witnessed By:						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				
X										%		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: 2006-FORMER OWNER: FRANKLIN & BETTY GLEASON BK 1635 PG 124. 2013-Addition complete.						Fract. Acre		Acreege/Sites				35.HORTICULTURAL-				
								20	1.00	100	%	0	36.Pasture 3			
								21	1.00	100	%	0	37.Softwood			
								28	6.51	100	%	0	38.Mixed Wood			
											%		39.Hardwood			
Verified 5 Public Record									%			40.Wasteland				
									%			41.CAMP SITE				
									%			42.Mobile Home Si				
									%			43.Condo Site				
									%			44.Site Improve				
1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.								Total Acreage 7.51				45.CAMP SITE				
												46.PAVING/00				

WISCASSET

WISCASSET

Map Lot U04-018




Account 1452

Location 15 LANGDON ROAD

Card 1

Of 1

9/25/2024

Building Style 2 Ranch	SF Bsmt Living 308	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 2	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1404
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1957	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 3	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 3 3/4 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 1		Entrance Code 5 Estimated
Wet Basement 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 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

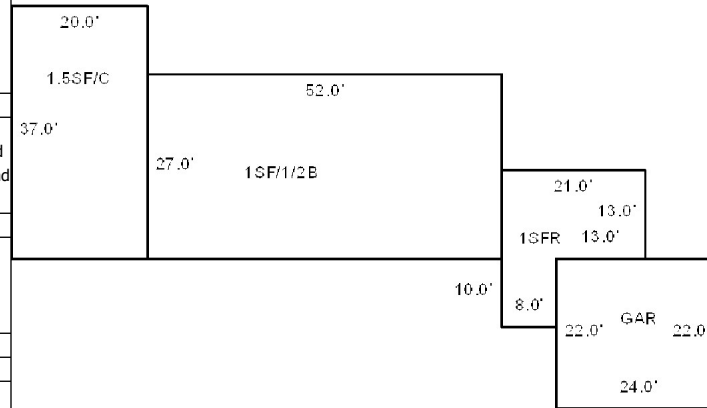
Date Inspected 6/03/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	1984	528	0 0	0	0 %	100 %	
63 Swimming Pool	1984	1	3 100	4	99 %	100 %	
1 ONE STORY	1984	353	0 0	0	0 %	100 %	
23 Frame Garage	2003	780	3 100	4	0 %	100 %	
4 1 & 1/2 STORY FR	2006	740	3 100	4	0 %	100 %	
80 1SGAR/BSMT.....	2008	936	6 105	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	

IGPOOL 16X32

FR GARAGE/B 26X36



MCKANE, JENNIFER H J/T
MCKANE, SUMNER A
WISCASSET ME 04578

B4053P209

Previous Owner
CAMPBELL, PAULA D.
GOODMAN, CAROLE L.
CAMPBELL-GOODMAN TRUST OF 1997
HAVERHILL MA 04578
Sale Date: 9/19/2008

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2007-FORMER OWNER: HAROLD DELANO BK467 PG342 AND BK2293 PG163, CAROLE L GOODMAN 1214 NO. HIGH STREET BRIDGTON, ME 04009.

2009-Former Owners: Carole Goodman & Paula Campbell BK3789 PG30 and Trust in 1997 BK2293 PG163 for \$200,000.

WISCASSET

Property Data

Neighborhood		104 RURAL NORTHWEST	
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	
2.Rolling		5.Low	
3.Above St		6.Swampy	
7.Steep		8.Rough	
9.			
Utilities		1 All Public	
1.Public		4.Dr Well	
2.Water		5.DUG/LAKE	
3.Sewer		6.Septic	
7.Cesspool		8.	
9.None			
Street		1 Paved	
1.Paved		4.Proposed	
2.Semi Imp		5.Private	
3.Gravel		6.Pub Eas	
7.		8.	
9.NoStreet			
TREE GROWTH PLAN		0	
CONSERV EASE		0	
Sale Data			
Sale Date		9/19/2008	
Price		185,000	
Sale Type		2 Land & Buildings	
1.Land		4.Mobile	
2.L & B		5.Other	
3.Building		6.	
7.		9.	
Financing		9 Unknown	
1.Convent		4.Seller	
2.FHA/VA		5.Private	
3.Assumed		6.Cash	
7.		9.Unknown	
Validity		1 Arms Length Sale	
1.Valid		4.Split	
2.Related		5.Partial	
3.Distress		6.Exempt	
7.Renovate		8.Other	
9.Foreclose			
Verified		5 Public Record	
1.Buyer		4.Agent	
2.Seller		5.Pub Rec	
3.Lender		6.MLS	
7.Family		8.Other	
9.			

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	36,100	101,300	10,000	127,400
2012	36,100	101,300	10,000	127,400
2013	36,100	101,300	10,000	127,400
2014	36,100	101,300	10,000	127,400
2015	36,100	101,300	10,000	127,400
2016	36,100	101,300	15,000	122,400
2017	36,100	101,300	20,000	117,400
2018	36,100	101,300	20,000	117,400
2019	36,100	101,300	20,000	117,400
2020	36,100	101,300	25,000	112,400
2021	36,100	101,300	25,000	112,400
2022	36,100	101,300	24,000	113,400
2023	45,100	126,600	25,000	146,700
2024	45,100	126,600	25,000	146,700

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
Square Foot		Square Feet				9.Fract Share
16.Regular Lot				%		Acre
17.Secondary Site				%		30.Rear 20+
18.Secondary Site				%		31.Waterfront Rea
19.Condominium				%		32.Open Space
20.Base Homesite				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
Fract. Acre		Acreage/Sites				36.Pasture 3
21.HS Size Adj	20	1.00	100	%	0	37.Softwood
22.Base Waterfront	21	1.00	100	%	0	38.Mixed Wood
23.Deep WF Size A	28	2.63	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		3.63		

WISCASSET

Map Lot U04-019

Account 1453

Location 9 LANGDON ROAD

Card 1

Of 1

9/25/2024

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 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) 720
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 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 1	Phys. % Good 0%
Year Built 1880	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 3 3/4 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

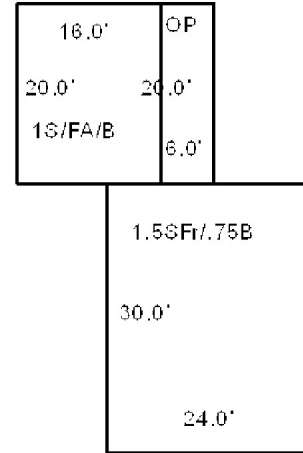
Date Inspected 3/20/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	0	320	0 0	0	0 %	0 %		1.ONE STORY FRAM
29 Finished Attic	0	320	0 0	0	0 %	0 %		2.TWO STORY FRAM
21 Open Frame	0	120	0 0	0	0 %	0 %		3.THREE STORY FR
23 Frame Garage	1940	660	3 100	4	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	1970	480	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

SHED 20X24

GARAGE 22X30



Property Data			Assessment Record						
Neighborhood 104 RURAL NORTHWEST			Year	Land	Buildings	Exempt	Total		
			2011	29,800	153,000	10,000	172,800		
Tree Growth Year 0			2012	29,800	153,000	10,000	172,800		
FARM LAND YEAR 0			2013	29,800	153,000	10,000	172,800		
OPEN SPACE YEAR 0			2014	29,800	153,000	10,000	172,800		
Zone/Land Use 16 RESIDENTIAL			2015	29,800	153,000	10,000	172,800		
Secondary Zone			2016	29,800	153,000	15,000	167,800		
			2017	29,800	153,000	20,000	162,800		
Topography 1 Level			2018	29,800	153,000	20,000	162,800		
1.Level	4.Below St	7.Steep	2019	29,800	153,000	20,000	162,800		
2.Rolling	5.Low	8.Rough	2020	29,800	153,000	25,000	157,800		
3.Above St	6.Swampy	9.	2021	29,800	153,000	25,000	157,800		
Utilities 1 All Public			2022	29,800	153,000	24,000	158,800		
1.Public	4.Dr Well	7.Cesspool	2023	37,200	191,300	25,000	203,500		
2.Water	5.DUG/LAKE	8.	2024	37,200	191,300	25,000	203,500		
3.Sewer	6.Septic	9.None	Land Data						
Street 1 Paved			Front Foot	Type	Effective		Influence		Influence Codes
1.Paved	4.Proposed	7.			Frontage	Depth	Factor	Code	
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.	Square Foot	Square Feet					
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			Fract. Acre Acres	20	Acreage/Sites				
1.Buyer	4.Agent	7.Family							
2.Seller	5.Pub Rec	8.Other							
3.Lender	6.MLS	9.							
			Total Acreage 0.64						

WISCASSET

Map Lot U04-020

Account 1454

Location 3 LANGDON ROAD

Card 1

Of 1

9/25/2024

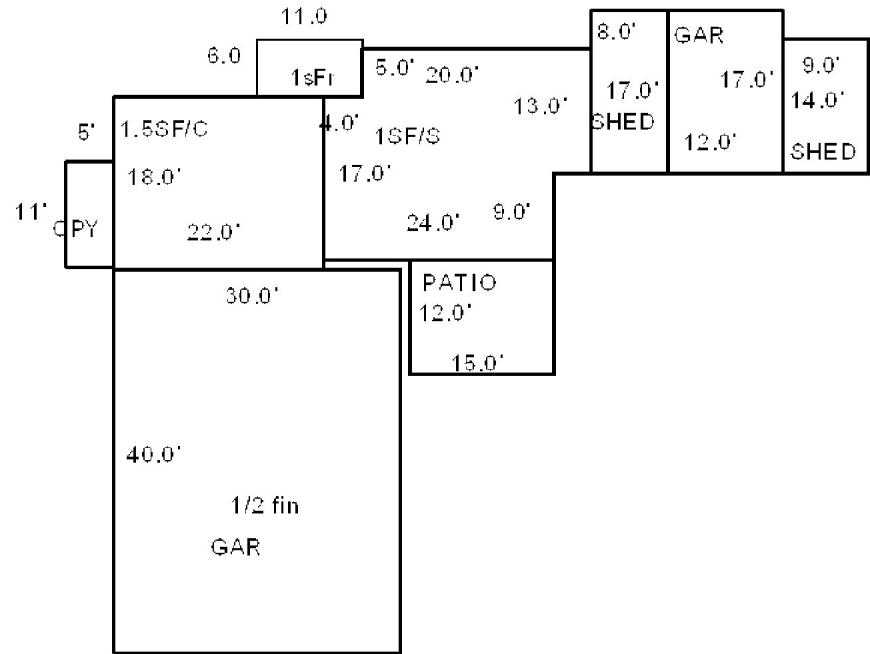
Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
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 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) 396
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 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 3	Phys. % Good 0%
Year Built 1900	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1998	# 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 2 1/2 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/27/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	1984	560	3 105	4	0 %	100 %	
4 1 & 1/2 STORY FR	1998	396	3 105	4	0 %	100 %	
1 ONE STORY	1998	66	3 105	4	0 %	100 %	
23 Frame Garage	1900	204	3 105	4	0 %	100 %	
24 Frame Shed	1998	136	3 105	4	0 %	100 %	
93 1/2S AD/GAR.....	1998	1200	3 105	4	0 %	100 %	
24 Frame Shed	1900	126	3 105	4	0 %	100 %	
61 Canopy	2000	55	3 105	4	0 %	100 %	
					%	%	
					%	%	

SHED 9X3



Map Lot U04-020-A

Account 1455

Location LANGDON ROAD

Card 1 Of 1 9/25/2024

SAWYER, DAVID L
SAWYER, SHEILA M
20 HOOPER STREET
WISCASSET ME 04578

B1363P272

Property Data

Neighborhood **104 RURAL NORTHWEST**

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 **9**

NoWater/NoSewer

1.Public 4.Dr Well 7.Cesspool

2.Water 5.DUG/LAKE 8.

3.Sewer 6.Septic 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.

2.Semi Imp 5.Private 8.

3.Gravel 6.Pub Eas 9.NoStreet

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date

Price

Sale Type

1.Land 4.Mobile 7.

2.L & B 5.Other 8.

3.Building 6. 9.

Financing

1.Convent 4.Seller 7.

2.FHA/VA 5.Private 8.

3.Assumed 6.Cash 9.Unknown

Validity

1.Valid 4.Split 7.Renovate

2.Related 5.Partial 8.Other

3.Distress 6.Exempt 9.Foreclose

Verified

1.Buyer 4.Agent 7.Family

2.Seller 5.Pub Rec 8.Other

3.Lender 6.MLS 9.

Assessment Record

Year

Land

Buildings

Exempt

Total

2011

32,400

0

0

32,400

2012

32,400

0

0

32,400

2013

32,400

0

0

32,400

2014

32,400

0

0

32,400

2015

32,400

0

0

32,400

2016

32,400

0

0

32,400

2017

32,400

0

0

32,400

2018

32,400

0

0

32,400

2019

32,400

0

0

32,400

2020

32,400

0

0

32,400

2021

32,400

0

0

32,400

2022

32,400

0

0

32,400

2023

40,600

0

0

40,600

2024

40,600

0

0

40,600

Land Data

Front Foot

Type

Effective

Frontage

Depth

Influence

Factor

Code

11.Regular Lot

%

12.Delta Triangle

%

13.Nabla Triangle

%

14.Rear Land

%

15.Front Foot

%

%

%

Square Foot

Square Feet

16.Regular Lot

%

17.Secondary Site

%

18.Secondary Site

%

19.Condominium

%

20.Base Homesite

%

Fract. Acre

Acreage/Sites

21.HS Size Adj

20

1.00

100

%

0

22.Base Waterfron

21

1.00

100

%

0

23.Deep WF Size A

28

0.82

100

%

0

Acre

%

24.Base Waterfron

%

25.Shallow WF Siz

%

26.Base Water Inf

%

27.Influence W Si

%

28.Rear Land 1-10

%

29.Rear Land 11-2

%

Total Acreage

1.82

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

Acre

30.Rear 20+

31.Waterfront Rea

32.Open Space

33.RestrictEsm

34.PASTURE 1

35.HORTICULTURAL-

36.Pasture 3

37.Softwood

38.Mixed Wood

39.Hardwood

40.Wasteland

41.CAMP SITE

42.Mobile Home Si

43.Condo Site

44.Site Improve

45.CAMP SITE

46.PAVING/00

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

WISCASSET

WISCASSET

Map Lot U04-020-A

Account 1455

Location LANGDON ROAD

Card 1 Of 1 9/25/2024

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 5 Estimated		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.	3.Informed 6. 9.					
3.Wet	6.	9.	Information Code 5 Estimate					
			1.Owner 4.Agent 7.					
			2.Relative 5.Estimate 8.					
			3.Tenant 6.Other 9.					
Date Inspected 11/27/2006								
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		U04-021	Account	1456	Location	43 HOOPER STREET		Card	1	Of	1	9/25/2024
BAILEY, DESIREE M BAILEY, JOSHUA R 145 GARDINER ROAD WISCASSET ME 04578 B1740P352 B4825P114 B4952P63					Property Data		Assessment Record					
					Neighborhood 101 VILLAGE		Year	Land	Buildings	Exempt	Total	
					Tree Growth Year 0		2011	97,200	212,700	0	309,900	
					FARM LAND YEAR 0		2012	97,200	212,700	0	309,900	
					OPEN SPACE YEAR 0		2013	97,200	212,700	0	309,900	
Previous Owner BROWN, JOSEPH M. PIRRUNG, MEGAN A. 514 WISCASSET ROAD BOOTHBAY ME 04537 Sale Date: 11/17/2015					Zone/Land Use 16 RESIDENTIAL		2014	97,200	212,700	0	309,900	
					Secondary Zone		2015	97,200	212,700	0	309,900	
							2016	93,800	212,700	0	306,500	
					Topography 1 Level		2017	93,800	212,700	0	306,500	
					Previous Owner BENEDIX ENTERPRISES, INC. C/O JAMES BENEDIX 3170 NORTH ATLANTIC AVENUE #104 COCOA BEACH FL 32931 Sale Date: 10/02/2014		1.Level 2.Rolling 3.Above St	4.Below St 5.Low 6.Swampy	7.Steep 8.Rough 9.	2018	93,800	212,700
Utilities 1 All Public		2020	93,800	212,700			25,000	281,500				
1.Public 2.Water 3.Sewer	4.Dr Well 5.DUG/LAKE 6.Septic	7.Cesspool 8. 9.None	2021	93,800			212,700	25,000	281,500			
Street 1 Paved		2022	93,800	212,700			24,000	282,500				
		2023	117,300	265,800			25,000	358,100				
Inspection Witnessed By: X Date							2024	117,300	265,800	25,000	358,100	
					Land Data							
					Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot	Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improveve 45.CAMP SITE 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		Acres/Sites										
		20	1.00	75	%	2						
		21	1.00	100	%	0						
		28	0.16	100	%	0						

WISCASSET

Map Lot U04-021


Account 1456

Location 43 HOOPER STREET

Card 1

Of 1

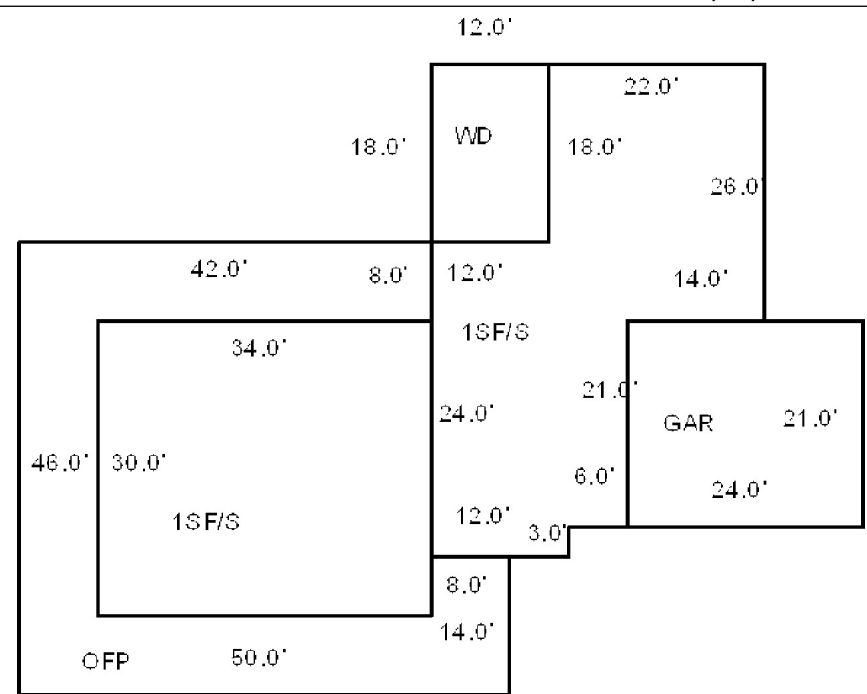
9/25/2024

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 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 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) 2050
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 2006	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/23/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	0	504	4 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	0	216	3 100	4	0 %	100 %		2.TWO STORY FRAM
21 Open Frame	0	1024	4 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U04-021-A

Account 1457

Location 49 HOOPER STREET

Card 1 Of 1 9/25/2024

MILES MEMORIAL HOSPITAL
C/O LINCOLNHEALTH
WISCASSET ME 04578

B2476P317

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:
2012-Corrected land factor from 100% to 180% to be consistent with other commercial properties in the area.

WISCASSET

Property Data			Assessment Record							
Neighborhood 103 RURAL WEST			Year	Land		Buildings		Exempt	Total	
			2011	101,500		1,084,900		0	1,186,400	
			2012	137,500		1,084,900		0	1,222,400	
Tree Growth Year 0			2013	137,500		1,084,900		0	1,222,400	
FARM LAND YEAR 0			2014	137,500		1,084,900		0	1,222,400	
OPEN SPACE YEAR 0			2015	137,500		1,084,900		0	1,222,400	
Zone/Land Use 16 RESIDENTIAL			2016	137,500		1,084,900		0	1,222,400	
Secondary Zone			2017	137,500		1,084,900		0	1,222,400	
			2018	137,500		1,084,900		0	1,222,400	
			2019	137,500		1,084,900		0	1,222,400	
Topography 1 Level			2020	137,500		1,084,900		0	1,222,400	
1.Level	4.Below St	7.Steep	2021	137,500		1,084,900		0	1,222,400	
2.Rolling	5.Low	8.Rough	2022	137,500		1,084,900		0	1,222,400	
3.Above St	6.Swampy	9.	2023	145,700		1,149,900		0	1,295,600	
Utilities 1 All Public			2024	145,700		1,149,900		0	1,295,600	
1.Public	4.Dr Well	7.Cesspool	Land Data							
2.Water	5.DUG/LAKE	8.								
3.Sewer	6.Septic	9.None	Front Foot		Type	Effective		Influence		Influence Codes
Street 1 Paved						Frontage	Depth	Factor	Code	
			1.Paved	4.Proposed	7.	Square Feet				Acres
2.Semi Imp	5.Private	8.	16.Regular Lot			%				
3.Gravel	6.Pub Eas	9.NoStreet	17.Secondary Site			%				
TREE GROWTH PLAN 0			18.Secondary Site			%				
CONSERV EASE 0			19.Condominium			%				
Sale Data			20.Base Homesite			%				
			Sale Date 7/01/1999			%				
Price 75,000			Fract. Acre		47	Acreage/Sites				
Sale Type 1 Land Only						21.HS Size Adj		180	%	
1.Land	4.Mobile	7.	22.Base Waterfron		48	1.00	100	%	0	
2.L & B	5.Other	8.	23.Deep WF Size A		49	1.05	100	%	0	
3.Building	6.	9.	Acres					%		
Financing 9 Unknown			24.Base Waterfron					%		
1.Convent	4.Seller	7.	25.Shallow WF Siz					%		
2.FHA/VA	5.Private	8.	26.Base Water Inf					%		
3.Assumed	6.Cash	9.Unknown	27.Influence W Si					%		
Validity 1 Arms Length Sale			28.Rear Land 1-10		Total Acreage 2.05					
1.Valid	4.Split	7.Renovate	29.Rear Land 11-2							
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.								

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

WISCASSET

Map Lot U04-021-A

Account 1457

Location 49 HOOPER STREET

Card 1

Of 1

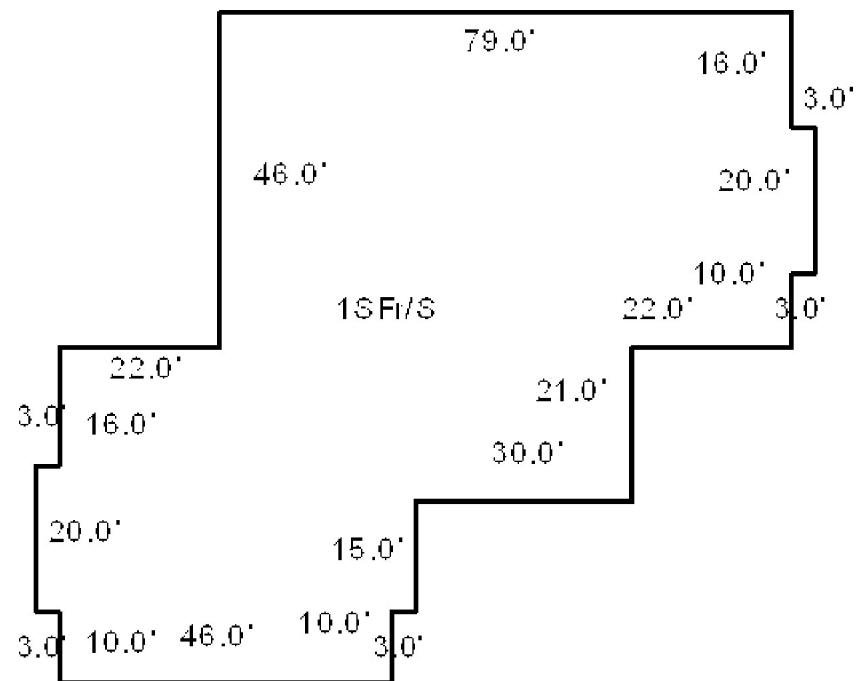
9/25/2024

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

Date Inspected 11/27/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
281 MEDICAL OFF...	1999	6598	4 100	4	0 %	100 %		1.ONE STORY FRAM
344 PAVING.....	1999	18000	3 100	4	0 %	50 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U04-021-B

Account 1429

Location

Card 1 Of 1 9/25/2024

DUNBAR, SHARON
45 FEDERAL STREET
WISCASSET ME 04578

B4852P312

Previous Owner
BENDIX ENTERPRIZES,INC.
C/O JAMES BENDIX
3170 NORTH ATLANTIC AVENUE #104
COCOA BEACH FL
Sale Date: 12/31/2014

Previous Owner
THOMPSON, KATHARINE V.

PO BOX 131
WISCASSET ME 04578
Sale Date: 1/27/2005

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'15 1.69 ACRES RETAINED FROM SALE

WISCASSET

Property Data			Assessment Record								
Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total				
			2015	94,900	0	0	94,900				
Tree Growth Year 0			2016	94,900	0	0	94,900				
FARM LAND YEAR 0			2017	94,900	0	0	94,900				
OPEN SPACE YEAR 0			2018	94,900	0	0	94,900				
Zone/Land Use 16 RESIDENTIAL			2019	94,900	0	0	94,900				
Secondary Zone			2020	94,900	0	0	94,900				
			2021	94,900	0	0	94,900				
Topography 1 Level			2022	94,900	0	0	94,900				
1.Level	4.Below St	7.Steep	2023	118,600	0	0	118,600				
2.Rolling	5.Low	8.Rough	2024	118,600	0	0	118,600				
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.	Land Data								
2.Semi Imp	5.Private	8.									
3.Gravel	6.Pub Eas	9.NoStreet									
TREE GROWTH PLAN 0			Front Foot	Type	Effective		Influence		Influence Codes		
CONSERV EASE 0					Frontage	Depth	Factor	Code			
Sale Data					11.Regular Lot			%			1.Open Space
					12.Delta Triangle			%			2.Neighborhood A
					13.Nabla Triangle			%			3.Topography
Sale Date 12/31/2014			14.Rear Land			%		4.Size/Shape			
Price 30,000			15.Front Foot			%		5.Access			
Sale Type 1 Land Only			Square Foot		Square Feet				6.Restriction		
1.Land	4.Mobile	7.					%		7.Corner/Locatio		
2.L & B	5.Other	8.					%		8.View/Environ		
3.Building	6.	9.					%		9.Fract Share		
Financing	9 Unknown						%		Acres		
1.Convent	4.Seller	7.	Fract. Acre		Acreage/Sites				30.Rear 20+		
2.FHA/VA	5.Private	8.			20	1.00	75 %	2	31.Waterfront Rea		
3.Assumed	6.Cash	9.Unknown			21	1.00	100 %	0	32.Open Space		
Validity	1 Arms Length Sale				28	0.69	100 %	0	33.RestrictEsm		
1.Valid	4.Split	7.Renovate					%		34.PASTURE 1		
2.Related	5.Partial	8.Other	Acres				%		35.HORTICULTURAL-		
3.Distress	6.Exempt	9.Foreclose					%		36.Pasture 3		
Verified	5 Public Record						%		37.Softwood		
1.Buyer	4.Agent	7.Family					%		38.Mixed Wood		
2.Seller	5.Pub Rec	8.Other					%		39.Hardwood		
3.Lender	6.MLS	9.	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 1.69							
			29.Rear Land 11-2								

WISCASSET

Map Lot U04-021-B

Account 1429

Location

Card 1 Of 1 9/25/2024

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

Map Lot		U04-022		Account		1458		Location		71 GARDINER ROAD		Card		1		Of		1		9/25/2024	
GAJANAN, LLC. PO BOX 459 WISCASSET ME 04578				Property Data				Assessment Record													
								Year		Land		Buildings		Exempt		Total					
				Neighborhood				101 VILLAGE				2011		260,600		488,700		0		749,300	
				Tree Growth Year				0				2012		260,600		488,700		0		749,300	
				FARM LAND YEAR				0				2013		260,600		488,700		0		749,300	
B5854P154				Zone/Land Use				17 BUSINESS				2014		260,600		488,700		0		749,300	
Previous Owner GAS PLUS, INC. PO BOX 459 WISCASSET ME 04578 Sale Date: 3/01/2022				Secondary Zone				2015		260,600		488,700		0		749,300					
				2016				260,600		492,700		0		753,300							
Previous Owner BENEDIX ENTERPRISES, INC. C/O NEXT GEN RETAIL LLC 108 DEVEREAUX CIRCLE SO. PORTLAND ME 04106 Sale Date: 8/19/2008				Topography				1 Level				2017		260,600		492,700		0		753,300	
				2018				260,600		492,700		0		753,300							
Inspection Witnessed By:				1.Level		4.Below St		7.Steep		2019		260,600		492,700		0		753,300			
				2.Rolling		5.Low		8.Rough		2020		260,600		492,700		0		753,300			
				3.Above St		6.Swampy		9.		2021		260,600		492,700		0		753,300			
				Utilities				1 All Public				2022		260,600		492,700		0		753,300	
				1.Public		4.Dr Well		7.Cesspool		2023		276,500		524,300		0		800,800			
				2.Water		5.DUG/LAKE		8.		2024		276,500		524,300		0		800,800			
				3.Sewer		6.Septic		9.None													
				Street				1 Paved													
				1.Paved		4.Proposed		7.													
				2.Semi Imp		5.Private		8.													
3.Gravel		6.Pub Eas		9.NoStreet																	
				TREE GROWTH PLAN				0													
				CONSERV EASE				0													
				Sale Data																	
				Sale Date				3/01/2022													
				Price				1,400,000													
				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.													

WISCASSET

Map Lot U04-022




Account 1458

Location 71 GARDINER ROAD

Card 1

Of 1

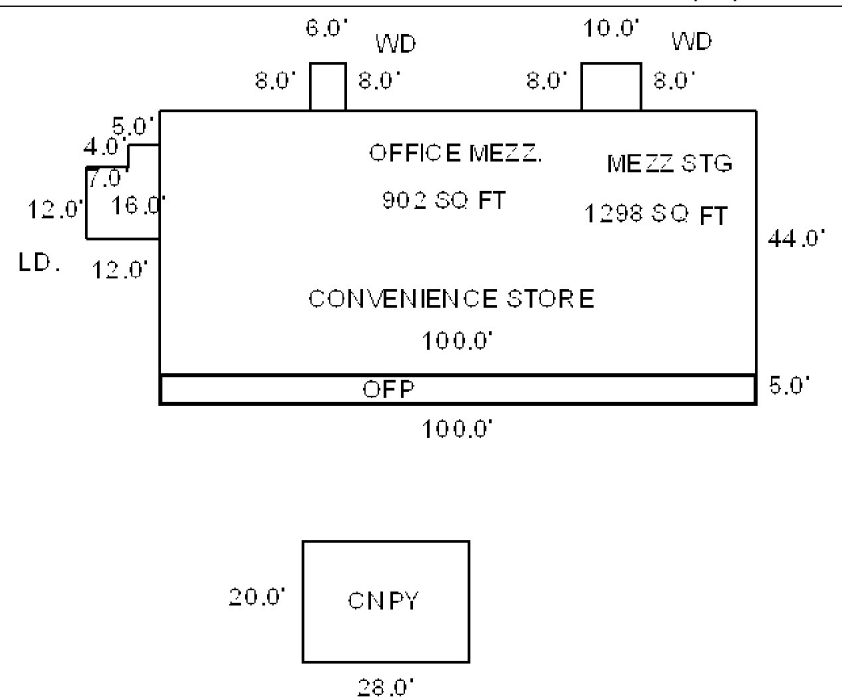
9/25/2024

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

Date Inspected 3/20/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
308 CANOPY	2015	680	3 100	4	0 %	100 %	
233 CONVENIENCE	2004	4400	4 100	4	0 %	100 %	
21 Open Frame	2004	500	3 100	4	0 %	100 %	
271 OFFICE MEZZ	2004	902	4 100	4	0 %	100 %	
251 LOAD	2004	164	3 100	4	0 %	100 %	
68 Wood Deck	2004	48	3 100	4	0 %	100 %	
68 Wood Deck	2004	80	3 100	4	0 %	100 %	
337 COOLER.....	2004	480	3 100	4	0 %	100 %	
344 PAVING.....	2004	15000	3 100	4	0 %	50 %	
270	2004	1298	4 100	4	0 %	100 %	



Map Lot U04-023			Account 1459		Location 65 GARDINER ROAD		Card 1		Of 1		9/25/2024	
STUM, CORRINNA 65 GARDINER ROAD WISCASSET ME 04578			Property Data			Assessment Record						
			Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year 0			2011	46,600	118,100	0	164,700		
			FARM LAND YEAR 0			2012	46,600	118,100	0	164,700		
			OPEN SPACE YEAR 0			2013	46,600	118,100	0	164,700		
B5972P158			Zone/Land Use 19 COMMERCIAL			2014	46,600	118,100	0	164,700		
Previous Owner BICKFORD, INC. 65 GARDINER ROAD WISCASSET ME 04578 Sale Date: 1/25/2023			Secondary Zone			2015	46,600	118,100	0	164,700		
			2016			46,600	118,100	0	164,700			
Previous Owner AVANTI, LLC C/O TONY BICKFORD 65 GARDINER ROAD WISCASSET ME 04578 Sale Date: 5/02/2017			Topography 1 Level			2017	46,600	118,100	0	164,700		
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	46,600	148,100	0	194,700		
			Utilities 1 All Public			2019	46,600	148,100	0	194,700		
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	46,600	148,100	0	194,700		
			2021			46,600	148,100	0	194,700			
Previous Owner BUSCANERA, MARK A. SIMONETTI, GAYLE C/O AVANTI, LLC WISCASSET ME 04578 Sale Date: 5/30/2008			Street 1 Paved			2022	46,600	148,100	0	194,700		
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2023	49,400	157,700	0	207,100		
			2024			49,400	157,700	0	207,100			
			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					
Square Foot		Square Feet					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					
		47	1.00	100	%	0	35.HORTICULTURAL-					
		48	0.36	100	%	0	36.Pasture 3					
					%		37.Softwood					
					%		38.Mixed Wood					
					%		39.Hardwood					
					%		40.Wasteland					
Acres					%		41.CAMP SITE					
					%		42.Mobile Home Si					
					%		43.Condo Site					
					%		44.Site Improve					
					%		45.CAMP SITE					
					%		46.PAVING/00					
					%							
		Total Acreage		0.36								

WISCASSET

Map Lot U04-023





Account 1459

Location 65 GARDINER ROAD

Card 1

Of 1

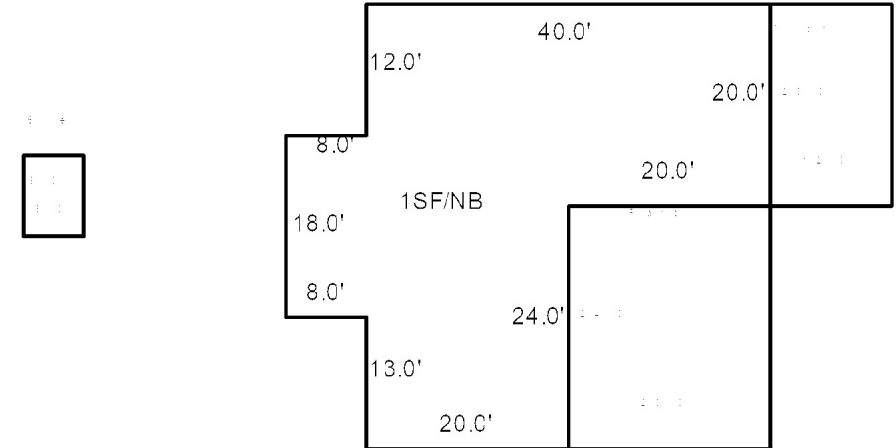
9/25/2024

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	
236 RESTAURANT	1972	1424	2 100	3	0 %	100 %		1.ONE STORY FRAM
344 PAVING.....	1972	7000	2 100	3	0 %	50 %		2.TWO STORY FRAM
236 RESTAURANT	2017	240	2 100	4	0 %	100 %		3.THREE STORY FR
62 Patio	2017	480	2 100	4	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	2017	48	2 100	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		U04-024		Account		2112		Location		53 LANGDON ROAD		Card		1		Of		2		9/25/2024	
RANKIN, THOMAS E RANKIN, SUZANNE S 53 LANGDON ROAD WISCASSET ME 04578				Property Data				Assessment Record													
								Neighborhood		104 RURAL NORTHWEST		Year		Land		Buildings		Exempt		Total	
				Tree Growth Year		0		2011		35,200		45,100		0		80,300					
				FARM LAND YEAR		0		2012		35,200		45,100		0		80,300					
				OPEN SPACE YEAR		0		2013		35,200		45,100		0		80,300					
B3425P272 B3843P130				Zone/Land Use				16 RESIDENTIAL		2014		35,200		45,100		0		80,300			
				Secondary Zone				2015		35,200		45,100		0		80,300					
								2016		35,200		45,100		0		80,300					
				Topography				4 Below Street		2017		35,200		45,100		0		80,300			
				Previous Owner RANKIN, JR. EDGAR				1.Level		4.Below St		7.Steep		2018		35,200		66,900		0	
2.Rolling		5.Low						8.Rough		2019		35,200		73,000		20,000		88,200			
3.Above St		6.Swampy						9.		2020		35,200		73,000		25,000		83,200			
Utilities		4 Drilled Well						3 Public Sewer		2021		35,200		73,000		25,000		83,200			
1.Public		4.Dr Well						7.Cesspool		2022		35,200		73,000		24,000		84,200			
PO BOX 711 WISCASSET ME 04578 Sale Date: 1/12/2005				2.Water		5.DUG/LAKE		8.		2023		44,000		41,100		25,000		60,100			
				3.Sewer		6.Septic		9.None		2024		44,000		41,100		25,000		60,100			
				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				1/12/2005													
X				Price				90,000													
				Sale Type				4 Mobile Home													
				1.Land		4.Mobile		7.													
				2.L & B		5.Other		8.													
				3.Building		6.		9.													
Notes: 6/5/23 NAH AT EITHER BUILDING- CALL DWL IN BARN COMP W/UNFIN (P/O DOWNSTAIRS UNFIN PER OLD NOTES), ADJ GRADE, +MVR. PUT ON NEW CARD 2. 4/13/20 EST N/C 5/17/19 NAH LOOKS MORE COMP BUT STILL INC. '18 w/ son outside(some info) add basment & op to barn. adjust condition. ' Mrs called later barn is being remoded to L/Q. 2005-FORMER OWNER: EDGAR T. RANKIN, JR. BK2276 WISCASSET PURPOSES ADDED .86 ACRES FROM LOT 13 (13A) WHICH WAS THOMAS & SUZANNE RANKIN TO THIS				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.																	


WISCASSET

Map Lot U04-024

Account 2112

Location 53 LANGDON ROAD

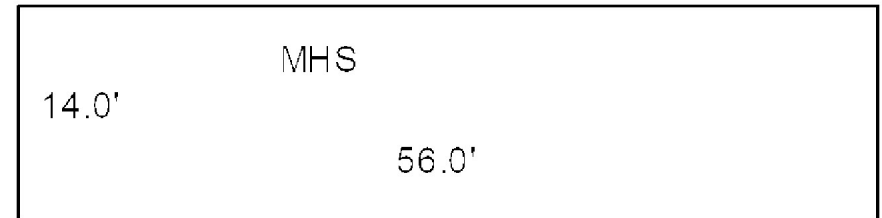
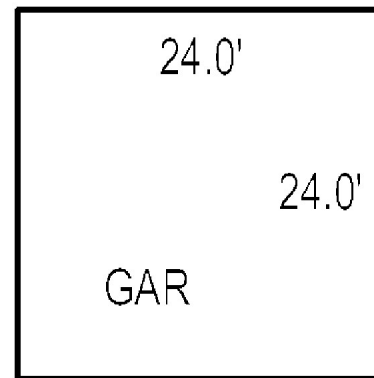
Card 1 Of 2 9/25/2024

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

Date Inspected 11/27/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	1998	576	3 100	4	0 %	100 %		1.ONE STORY FRAM
998 14' Mobile	1998	14x56	2 100	3	0 %	50 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



WISCASSET

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

1. Open Space
2. Neighborhood A
3. Topography
4. Size/Shape
5. Access
6. Restriction
7. Corner/Location
8. View/Environment
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. Wetland
41. CAMP SITE
42. Mobile Home Si
43. Condo Site
44. Site Improve
45. CAMP SITE
46. PAVING/00

WISCASSET

Map Lot U04-024

Account 2112

Location 53 LANGDON ROAD

Card 2 Of 2 9/25/2024

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 8 Floor/Wall Unit	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 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 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 % 25%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 2 Fair 90%
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) 625
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 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1954	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 0
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/27/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	2017	250	2 100	4	0 %	100 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

