

Map Lot U05-001

Account 1460

Location 51 BATH ROAD

Card 1 Of 1 9/25/2024

WISCASSET, TOWN OF  
MUNICIPAL BUILDING  
WISCASSET ME 04578

B628P143

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

### Property Data

Neighborhood <b>200 U.S. RTE 1</b>		
Tree Growth Year <b>0</b>		
FARM LAND YEAR <b>0</b>		
OPEN SPACE YEAR <b>0</b>		
Zone/Land Use <b>19 COMMERCIAL</b>		
Secondary Zone		
Topography <b>1 Level</b>		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities <b>1 All Public</b>		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street <b>1 Paved</b>		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN <b>0</b>		
CONSERV EASE <b>0</b>		
<b>Sale Data</b>		
Sale Date		
Price		
Sale Type		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

### Assessment Record

Year	Land	Buildings	Exempt	Total
2011	294,000	634,800	928,800	0
2012	294,000	634,800	928,800	0
2013	294,000	634,800	928,800	0
2014	294,000	634,800	928,800	0
2015	294,000	634,800	928,800	0
2016	294,000	634,800	928,800	0
2017	294,000	634,800	928,800	0
2018	294,000	634,800	928,800	0
2019	294,000	634,800	928,800	0
2020	294,000	634,800	928,800	0
2021	294,000	634,800	928,800	0
2022	294,000	634,800	928,800	0
2023	310,800	673,600	984,400	0
2024	310,800	673,600	984,400	0

### Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		<b>Acres</b>
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
<b>Total Acreage</b>		1.96				

# WISCASSET

Map Lot U05-001




Account 1460

Location 51 BATH ROAD

Card 1

Of 1

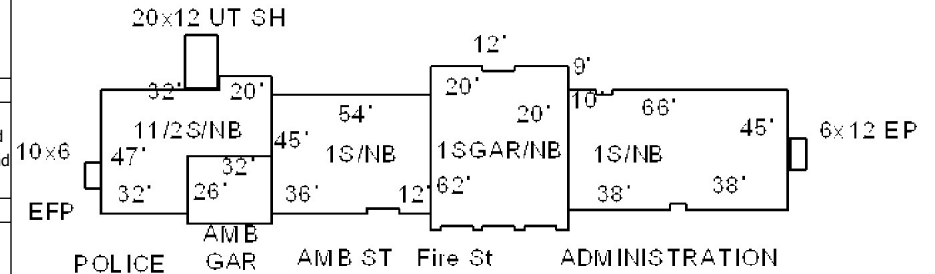
9/25/2024

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

Date Inspected

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
291 OFFICE	1972	7820	3 100	5	0 %	100 %	
325 FIRE STATION	0	3128	0 0	0	0 %	0 %	
325 FIRE STATION	0	832	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	60	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	72	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Map Lot    U05-002			Account    1461			Location    6 CHURCHILL STREET			Card    1    Of    1			9/25/2024			
DONAHUE, JAMES F 1837 SOUTH STREET BRIDGEWATER MA 02324						Property Data			Assessment Record						
						Neighborhood    103 RURAL WEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year    0			2011	66,800	64,100	0	130,900		
						FARM LAND YEAR    0			2012	66,800	64,100	0	130,900		
						OPEN SPACE YEAR    0			2013	66,800	64,100	0	130,900		
Previous Owner QUINNAM, JAMES B						Zone/Land Use    16 RESIDENTIAL			2014	66,800	64,100	0	130,900		
						Secondary Zone			2015	66,800	64,100	0	130,900		
									2016	66,800	64,100	0	130,900		
PO BOX 451 WISCASSET ME 04578 Sale Date: 12/16/2022						Topography    3 Above Street			2017	66,800	64,100	0	130,900		
						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			2018	66,800	64,100	0	130,900		
2019	66,800	64,100	0	130,900											
2020	66,800	64,100	0	130,900											
2021	66,800	64,100	0	130,900											
2022	66,800	64,100	0	130,900											
									2023	83,500	80,100	0	163,600		
									2024	83,500	84,800	0	168,300		
						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	0.55	100	%	0								
					%										
					%										
Total Acreage    0.55				%											

Inspection Witnessed By:		
X		Date
No./Date	Description	Date Insp.
Notes: 8/23/2024 vac adjust list for remod. 2006-ALICE MERRY DECEASED 1/1/06.    PROPERTY LEFT TO SON & DAUGHTER. 2007-PREVIOUS BK3623 PG179.    PROPERTY DEEDED TO SON, JAMES B. QUINNAM.		
WISCASSET		

# WISCASSET

Map Lot U05-002


Account 1461

Location 6 CHURCHILL STREET

Card 1

Of 1

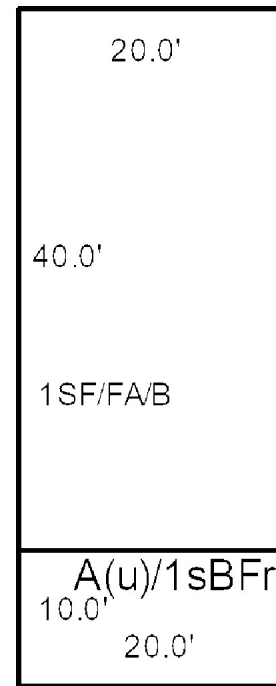
9/25/2024

Building Style <b>1 Conventional</b>	SF Bsmt Living <b>220</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>3 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 3 Heat Pump</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>5 Floor &amp; Stairs</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>800</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>7 Very Good</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1977</b>	# Half Baths <b>0</b>	Funct. % Good <b>75%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>1 Incomplete</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>2 1/2 Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>1 Dry Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/02/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1960	120	3 100	4	0 %	100 %	
28 Unfinished Attic	2023	200	9 100	4	0 %	75 %	
11 1	2023	200	9 100	4	0 %	75 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	





Map Lot		U05-003	Account	1462	Location	10 CHURCHILL STREET		Card	1	Of	1	9/25/2024	
WEGNER, EMMA C 10 CHURCHILL STREET WISCASSET ME 04578  B5649P123					Property Data		Assessment Record						
					Neighborhood 103 RURAL WEST		Year	Land	Buildings	Exempt	Total		
					Tree Growth Year 0		2011	67,100	45,300	0	112,400		
					FARM LAND YEAR 0		2012	67,100	45,300	0	112,400		
					OPEN SPACE YEAR 0		2013	67,100	45,300	0	112,400		
Previous Owner HUSSEY, JAIME 10 CHURCHILL STREET  WISCASSET ME 04578 Sale Date: 1/15/2021					Zone/Land Use 16 RESIDENTIAL		2014	67,100	45,300	0	112,400		
					Secondary Zone		2015	67,100	45,300	0	112,400		
							2016	67,100	45,300	0	112,400		
					Topography 1 Level		2017	67,100	45,300	0	112,400		
					1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2018	67,100	45,300	0	112,400		
2019	67,100	45,300	20,000	92,400									
2020	67,100	45,300	25,000	87,400									
144 PLEASANT STREET BRUNSWICK ME 04011 Sale Date: 5/01/2017					Utilities 1 All Public  1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2021	67,100	45,300	0	112,400		
							2022	67,100	45,300	0	112,400		
							2023	83,900	56,600	0	140,500		
					Street 1 Paved  1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet		2024	83,900	56,600	0	140,500		
					Previous Owner CUMMING, WILLIAM A. CUMMING, JOAN D. C/O STACEY M. MARCOUILLIER WISCASSET ME 04578 Sale Date: 7/02/2013					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		
										%			
										%			
					%								
Inspection Witnessed By:  X Date					Square Foot  16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Square Feet						
								%					
								%					
								%					
								%					
Notes: 2014-Former owner: William A. & Joan D. Cumming BK1886 PG45.					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	0.64	100	%	0		
									%				
									%				
WISCASSET													
							Total Acreage		0.64				

# WISCASSET

Map Lot U05-003

Account 1462

Location 10 CHURCHILL STREET

Card 1 Of 1 9/25/2024

Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>50% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>2 WOOD SHINGLE</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>3 OLD STYLE</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 95%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>500</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>4</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1932</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>1 1/4 Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>3 Wet Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/02/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	228	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 Open Frame	0	126	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	0	36	0 0	0	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   U05-004

Account   2602

Location   CHURCHILL STREET

Card   1   Of   1   9/25/2024

CHURCHILL LAND DEVELOPMENT, LLC  
C/O GINN REAL ESTATE  
SO. PORTLAND ME 04106

B3699P307

Property Data

Neighborhood   **103 RURAL WEST**

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

2012                    0                    0                    0                    0

2013                    95,000                    0                    0                    95,000

2014                    95,000                    0                    0                    95,000

2015                    95,000                    0                    0                    95,000

2016                    95,000                    0                    0                    95,000

2017                    95,000                    0                    0                    95,000

2018                    95,000                    0                    0                    95,000

2019                    95,000                    0                    0                    95,000

2020                    95,000                    0                    0                    95,000

2021                    95,000                    0                    0                    95,000

2022                    95,000                    0                    0                    95,000

2023                    118,700                    0                    0                    118,700

2024                    118,700                    0                    0                    118,700

Land Data

Front Foot

Type

Effective

Frontage

Depth

Influence

Factor

Code

Influence Codes

11.Regular Lot

%

1.Open Space

12.Delta Triangle

%

2.Neighborhood A

13.Nabla Triangle

%

3.Topography

14.Rear Land

%

4.Size/Shape

15.Front Foot

%

5.Access

%

6.Restriction

%

7.Corner/Locatio

%

8.View/Environ

%

9.Fract Share

%

Acres

%

30.Rear 20+

%

31.Waterfront Rea

%

32.Open Space

%

33.RestrictEsm

%

34.PASTURE 1

%

35.HORTICULTURAL-

%

36.Pasture 3

%

37.Softwood

%

38.Mixed Wood

%

39.Hardwood

%

40.Wasteland

%

41.CAMP SITE

%

42.Mobile Home Si

%

43.Condo Site

%

44.Site Improve

%

45.CAMP SITE

%

46.PAVING/00

Square Foot

Square Feet

%

16.Regular Lot

%

17.Secondary Site

%

18.Secondary Site

%

19.Condominium

%

20.Base Homesite

%

Fract. Acre

Acreage/Sites

%

21.HS Size Adj

20

1.00

180

%

2

22.Base Waterfron

21

1.00

100

%

0

23.Deep WF Size A

28

10.00

100

%

0

Acres

29

6.55

100

%

0

24.Base Waterfron

%

25.Shallow WF Siz

%

26.Base Water Inf

%

27.Influence W Si

%

28.Rear Land 1-10

%

29.Rear Land 11-2

%

Total Acreage

17.55

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

2013-Sold house, now on lot 4B and retained 17.55 acres with 65.53' frontage.

WISCASSET

**WISCASSET**

Map Lot U05-004

Account 2602

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 <b>50%</b>			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic		
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.
Stories			4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type <b>0%</b>			Insulation		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.				3.Defmaint	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.
Bsmt Gar # Cars						Entrance Code <b>0</b>		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code <b>0</b>		
Date Inspected			1.Owner			4.Agent	7.	
			2.Relative			5.Estimate	8.	
			3.Tenant			6.Other	9.	
<b>Additions, Outbuildings &amp; Improvements</b>								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot    U05-004-A

Account    1464

Location    CHURCHILL STREET

Card    1    Of    1    9/25/2024

CHURCHILL LAND DEVELOPMENT, LLC  
C/O GINN REAL ESTATE  
SO. PORTLAND ME 04106

B3699P307

Previous Owner  
THOMPSON, JR., DANIEL H.  
THOMPSON, ARDEN G.

SO. BRISTOL ME 04568  
Sale Date: 4/01/2007

Property Data

Neighborhood    **103 RURAL WEST**

Tree Growth Year    **0**

FARM LAND YEAR    **0**

OPEN SPACE YEAR    **0**

Zone/Land Use    **16 RESIDENTIAL**

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    **6/29/2006**

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    **1 Arms Length Sale**

1.Valid    4.Split    7.Renovate

2.Related    5.Partial    8.Other

3.Distress    6.Exempt    9.Foreclose

Verified    **5 Public Record**

1.Buyer    4.Agent    7.Family

2.Seller    5.Pub Rec    8.Other

3.Lender    6.MLS    9.

Assessment Record

Year

Land

Buildings

Exempt

Total

2011    99,900    0    0    99,900

2012    99,900    0    0    99,900

2013    99,900    0    0    99,900

2014    99,900    0    0    99,900

2015    99,900    0    0    99,900

2016    99,900    0    0    99,900

2017    99,900    0    0    99,900

2018    99,900    0    0    99,900

2019    99,900    0    0    99,900

2020    99,900    0    0    99,900

2021    99,900    0    0    99,900

2022    99,900    0    0    99,900

2023    124,900    0    0    124,900

2024    124,900    0    0    124,900

Land Data

Front Foot

11.Regular Lot

12.Delta Triangle

13.Nabla Triangle

14.Rear Land

15.Front Foot

Square Foot

16.Regular Lot

17.Secondary Site

18.Secondary Site

19.Condominium

20.Base Homesite

Fract. Acre

21.HS Size Adj

22.Base Waterfron

23.Deep WF Size A

Acre

24.Base Waterfron

25.Shallow WF Siz

26.Base Water Inf

27.Influence W Si

28.Rear Land 1-10

29.Rear Land 11-2

Type

Effective

Influence

Influence Codes

Frontage

Depth

Factor

Code

Square Feet

Acres

Acreege/Sites

Total Acreege

1.Open Space

2.Neighborhood A

3.Topography

4.Size/Shape

5.Access

6.Restriction

7.Corner/Locatio

8.View/Environ

9.Fract Share

Acres

30.Rear 20+

31.Waterfront Rea

32.Open Space

33.RestrictEsm

34.PASTURE 1

35.HORTICULTURAL-

36.Pasture 3

37.Softwood

38.Mixed Wood

39.Hardwood

40.Wasteland

41.CAMP SITE

42.Mobile Home Si

43.Condo Site

44.Site Improve

45.CAMP SITE

46.PAVING/00

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

WISCASSET



**WISCASSET**

Map Lot U05-004-A

Account 1464

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 <b>50%</b>			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type <b>0%</b>			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.	 <p><b>TRIO</b> Software A Division of Harris Computer Systems</p>			2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code <b>5 Estimated</b>		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.	3.Informed 6. 9.					
3.Wet	6.	9.	Information Code <b>5 Estimate</b>					
			1.Owner 4.Agent 7.					
			2.Relative 5.Estimate 8.					
			3.Tenant 6.Other 9.					
Date Inspected 12/04/2006								1.ONE STORY FRAM
<b>Additions, Outbuildings &amp; Improvements</b>								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

CHAN, MICHAEL  
18 CHURCHILL STREET  
WISCASSET ME 04578

B5555P74

Previous Owner  
BATES, ANNE C

PO BOX 884  
DAMARISCOTTA ME 04543  
Sale Date: 7/22/2020

Previous Owner  
CHURCHILL LAND DEVELOPMENT, LLC  
C/O GINN REAL ESTATE  
220 MAINE MALL ROAD  
SOUTH PORTLAND ME 04106  
Sale Date: 11/16/2012

Previous Owner  
THOMPSON, JR., DANIEL H. & ARDEN G.  
CHURCHILL LAND DEVELOPMENT, LLC  
C/O GINN REAL ESTATE  
SOUTH PORTLAND ME 04106  
Sale Date: 6/29/2006

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

7/18/22 VAC LITTLE MORE DONE, ADJ StHt OF ADDNS  
6/9/21 VAC BUT MORE DONE, PART IS GUTTED, DEF A  
REMOD.

5/14/20 EST LITTLE MORE DONE

5/17/19 VAC NEW DORMERS ON ADDN, ADJ StHt, BOTH FLOORS ARE GUTTED AS WELL AS AT LEAST P/O HOUSE GUTTED. ADJ FUNC AND COND OF ADDN ONLY NOW.  
8/9/19 W/BUILDING HELPING OWNER, ALL CHANGES AFTER 4/1

## WISCASSET

## Property Data

Neighborhood		103 RURAL WEST	
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		7/22/2020	
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		1 Arms Length Sale	
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified		5 Public Record	
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

## Assessment Record

Year	Land	Buildings	Exempt	Total
2011	96,400	100,600	0	197,000
2012	96,400	100,600	0	197,000
2013	69,300	100,600	0	169,900
2014	69,300	187,700	0	257,000
2015	69,300	100,600	0	169,900
2016	69,300	116,000	0	185,300
2017	69,300	116,000	0	185,300
2018	69,300	116,000	0	185,300
2019	69,300	125,300	0	194,600
2020	69,300	130,600	0	199,900
2021	69,300	150,400	0	219,700
2022	69,300	156,600	0	225,900
2023	86,600	195,700	0	282,300
2024	86,600	195,700	0	282,300

## Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
<b>Square Foot</b>		<b>Square Feet</b>				<b>Acres</b>
16.Regular Lot				%		30.Rear 20+
17.Secondary Site				%		31.Waterfront Rea
18.Secondary Site				%		32.Open Space
19.Condominium				%		33.RestrictEsm
20.Base Homesite				%		34.PASTURE 1
				%		35.HORTICULTURAL-
<b>Fract. Acre</b>		<b>Acreage/Sites</b>				36.Pasture 3
21.HS Size Adj	20	1.00	180	%	2	37.Softwood
22.Base Waterfron	21	1.00	100	%	0	38.Mixed Wood
23.Deep WF Size A	28	0.45	100	%	0	39.Hardwood
<b>Acres</b>				%		40.Wasteland
24.Base Waterfron				%		41.CAMP SITE
25.Shallow WF Siz				%		42.Mobile Home Si
26.Base Water Inf				%		43.Condo Site
27.Influence W Si				%		44.Site Improveve
28.Rear Land 1-10				%		45.CAMP SITE
29.Rear Land 11-2				%		
		<b>Total Acreage</b>	1.45			

# WISCASSET

Map Lot U05-004-B

Account 1463

Location 18 CHURCHILL STREET

Card 1 Of 1 9/25/2024

Building Style <b>5 Colonial</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 2 Hot Water C Iron</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>2 1/2 Finished</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>2 Two Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>3 Capped Only</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>3 OLD STYLE</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 100%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>3 Old Style</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1188</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>5 Above Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>10</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>5</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1856</b>	# Half Baths <b>0</b>	Funct. % Good <b>55%</b>
Year Remodeled <b>2013</b>	# Addn Fixtures <b>1</b>	Functional Code <b>5 COND/DES/UTIL</b>
Foundation <b>3 Brick &amp;/or Stone</b>	# Fireplaces <b>2</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>3 Wet Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

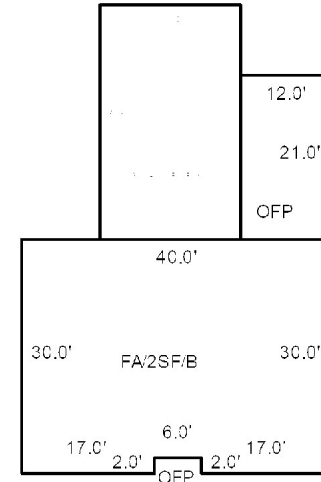
Date Inspected 12/02/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	12	4 100	3	0 %	50 %	
14 1.5 Story/BSMT	0	540	4 100	7	0 %	50 %	
21 Open Frame	0	252	4 100	3	0 %	40 %	
23 Frame Garage	1950	572	3 100	4	0 %	100 %	
157 1.50 ST	1800	832	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

GAZEBO 8X8

1.5S/BARN 26X32 W/ 9X9 ADD



GARAGE 22X22



KAPLAN, CHERYL ANN J/T KAPLAN, RANDALL WISCASSET ME 04578			Property Data			Assessment Record								
			Neighborhood <b>103 RURAL WEST</b>			Year	Land	Buildings	Exempt	Total				
			Tree Growth Year <b>0</b>			2011	65,800	76,100	10,000	131,900				
			FARM LAND YEAR <b>0</b>			2012	65,800	76,100	10,000	131,900				
			OPEN SPACE YEAR <b>0</b>			2013	65,800	76,100	10,000	131,900				
B2618P121 B3259P201  Previous Owner LEEMAN, CHERYL ANN  24 CHURCHILL STREET WISCASSET ME 04578			Zone/Land Use <b>16 RESIDENTIAL</b>			2014	65,800	76,100	10,000	131,900				
			Secondary Zone			2015	65,800	76,100	10,000	131,900				
						2016	65,800	76,100	15,000	126,900				
			Topography <b>3 Above Street</b>			2017	65,800	76,100	20,000	121,900				
						1.Level            4.Below St        7.Steep 2.Rolling        5.Low               8.Rough 3.Above St       6.Swampy          9.			2018	65,800	76,100	20,000	121,900	
2019	65,800	76,100							20,000	121,900				
2020	65,800	76,100							25,000	116,900				
Utilities <b>1 All Public</b>						2021	65,800	76,100	25,000	116,900				
						1.Public            4.Dr Well          7.Cesspool 2.Water            5.DUG/LAKE       8. 3.Sewer            6.Septic            9.None			2022	65,800	76,100	24,000	117,900	
			2023	82,300	95,200				25,000	152,500				
			2024	82,300	95,200				25,000	152,500				
			Inspection Witnessed By:			Street <b>1 Paved</b>  1.Paved        4.Proposed        7. 2.Semi Imp    5.Private          8. 3.Gravel       6.Pub Eas         9.NoStreet			Land Data					
									Front Foot		Type	Effective		Influence
Frontage	Depth	Factor										Code		
11.Regular Lot												1.Open Space		
12.Delta Triangle												2.Neighborhood A		
X			Date			Sale Data		13.Nabla Triangle		3.Topography				
								14.Rear Land		4.Size/Shape				
								15.Front Foot		5.Access				
										6.Restriction				
										7.Corner/Locatio				
No./Date			Description			Date Insp.			8.View/Environ		8.RestrictEsm			
									9.Fract Share		9.RestrictEsm			
											30.Rear 20+			
											31.Waterfront Rea			
											32.Open Space			
									33.RestrictEsm		34.PASTURE 1			
									35.HORTICULTURAL-		35.HORTICULTURAL-			
									36.Pasture 3		36.Pasture 3			
									37.Softwood		37.Softwood			
									38.Mixed Wood		38.Mixed Wood			
Notes:			FORMER OWNER: DAVID P. & KRISTINE L. COREY   BK2379 PG0018 2004-PREVIOUS OWNER: CHERYL ANN LEEMAN   BK2618 PG121						39.Hardwood		39.Hardwood			
									40.Wasteland		40.Wasteland			
									41.CAMP SITE		41.CAMP SITE			
									42.Mobile Home Si		42.Mobile Home Si			
									43.Condo Site		43.Condo Site			
WISCASSET									44.Site Improve		44.Site Improve			
									45.CAMP SITE		45.CAMP SITE			
									46.PAVING/00		46.PAVING/00			

# WISCASSET

Map Lot U05-005



Account 1465

Location 24 CHURCHILL STREET

Card 1

Of 1

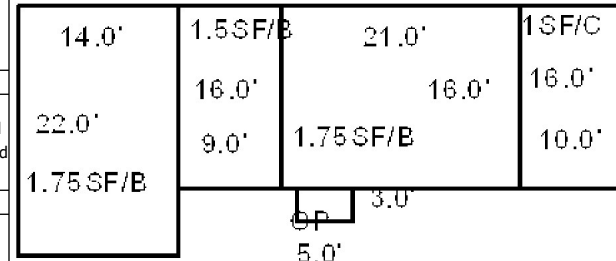
9/25/2024

Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 2 Hot Water C Iron</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>5 One &amp; 3/4 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>336</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>7</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1890</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>3 Brick &amp;/or Stone</b>	# Fireplaces <b>1</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>2 1/2 Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>2 Damp Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/04/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
14 1.5 Story/BSMT	0	144	0 0	0	0 %	0 %		1.ONE STORY FRAM
15 1.75 Story/BSMT	0	308	0 0	0	0 %	0 %		2.TWO STORY FRAM
1 ONE STORY	0	160	0 0	0	0 %	0 %		3.THREE STORY FR
23 Frame Garage	1950	216	2 100	2	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	1950	224	2 100	2	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



GARAGE 12X18





CUMMING, JOAN D 7 SUMMER STREET WISCASSET ME 04578			Property Data			Assessment Record						
			Neighborhood <b>103 RURAL WEST</b>			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year <b>0</b>			2011	68,900	154,300	10,000	213,200		
			FARM LAND YEAR <b>0</b>			2012	68,900	154,300	10,000	213,200		
			OPEN SPACE YEAR <b>0</b>			2013	68,900	154,300	10,000	213,200		
B756P99			Zone/Land Use <b>16 RESIDENTIAL</b>			2014	68,900	154,300	10,000	213,200		
			Secondary Zone			2015	68,900	154,300	10,000	213,200		
						2016	68,900	154,300	15,000	208,200		
			Topography <b>3 Above Street</b>			2017	68,900	154,300	20,000	203,200		
						1.Level                    4.Below St            7.Steep	2018	68,900	154,300	20,000	203,200	
2.Rolling                5.Low                8.Rough	2019	68,900				154,300	20,000	203,200				
3.Above St            6.Swampy            9.	2020	68,900				154,300	25,000	198,200				
Utilities <b>1 All Public</b>	2021	68,900				154,300	25,000	198,200				
1.Public                4.Dr Well            7.Cesspool	2022	68,900				154,300	24,000	199,200				
			2.Water                5.DUG/LAKE            8.	2023	86,200	192,900	25,000	254,100				
			3.Sewer                6.Septic            9.None	2024	86,200	192,900	0	279,100				
			Street <b>1 Paved</b>			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 <b>0</b>												
CONSERV EASE <b>0</b>												
X			Sale Data			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot						
			Sale Date									
			Price									
			Sale Type									
No./Date			Description			Date Insp.						
Notes:			Financing			Square Foot		Square Feet				
			1.Convent            4.Seller            7.	16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite								
			2.FHA/VA            5.Private            8.									
			3.Assumed            6.Cash            9.Unknown									
			Validity									
1.Valid            4.Split            7.Renovate												
'24 Per email this is no longer Joan's Residence remove Homestead Exemption. Moved to 7 Summer Street. Remove William from Tax records(Deceased)			2.Related            5.Partial            8.Other	Fract. Acre								
			3.Distress            6.Exempt            9.Foreclose									
			Verified									
			1.Buyer            4.Agent            7.Family									
			2.Seller            5.Pub Rec            8.Other									
WISCASSET			3.Lender            6.MLS            9.	Acres								
						Total Acreage	1.27				43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00	

# WISCASSET

Map Lot U05-006


Account 1466

Location 32 CHURCHILL STREET

Card 1

Of 1

9/25/2024

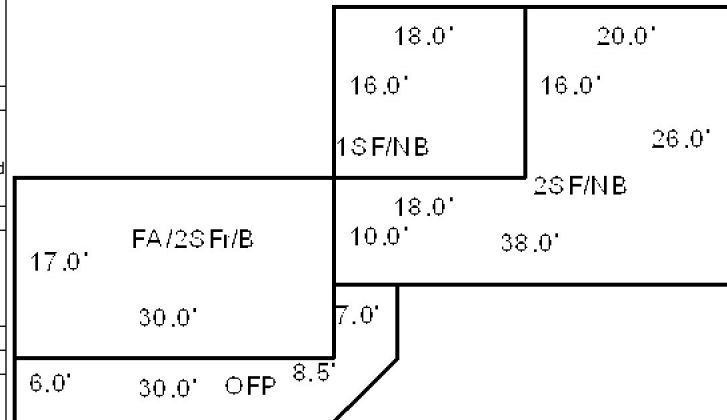
Building Style <b>5 Colonial</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>2</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 2 Hot Water C Iron</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>4 Full Finished</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>2 Two Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>1 GOOD</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>510</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>5 Above Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>11</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>4</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>3</b>	Phys. % Good <b>0%</b>
Year Built <b>1900</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>3 Brick &amp;/or Stone</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>1 1/4 Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>2 Damp Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/04/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
2 TWO STORY	0	700	0 0	0	0 %	0 %		1.ONE STORY FRAM
1 ONE STORY	0	288	0 0	0	0 %	0 %		2.TWO STORY FRAM
21 Open Frame	0	248	0 0	0	0 %	0 %		3.THREE STORY FR
24 Frame Shed	1940	192	3 100	4	0 %	100 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

shed 12x16



Map Lot    U05-007			Account    1467			Location    38 CHURCHILL STREET			Card    1    Of    1			9/25/2024				
CUMMINGS, GABRIEL A CUMMINGS, MARIE H 38 CHURCHILL STREET WISCASSET ME 04578						<b>Property Data</b>			<b>Assessment Record</b>							
						Neighborhood <b>103 RURAL WEST</b>			Year	Land	Buildings	Exempt	Total			
						Tree Growth Year <b>0</b>			2011	66,500	86,000	0	152,500			
						FARM LAND YEAR <b>0</b>			2012	66,500	86,000	0	152,500			
						OPEN SPACE YEAR <b>0</b>			2013	66,500	86,000	0	152,500			
B5982P311  Previous Owner LIPPERT, TIMOTHY A LIPPERT, SUSAN S						Zone/Land Use <b>16 RESIDENTIAL</b>			2014	66,500	86,000	0	152,500			
						Secondary Zone			2015	66,500	86,000	0	152,500			
									2016	66,500	86,000	0	152,500			
						PORTLAND ME 04101 2547 Sale Date: 3/16/2023						Topography <b>3 Above Street</b>			2017	66,500
1.Level            4.Below St        7.Steep 2.Rolling        5.Low            8.Rough 3.Above St      6.Swampy        9.			2018	66,500	86,000							0	152,500			
			2019	66,500	86,000							0	152,500			
			2020	66,500	86,000							0	152,500			
Utilities <b>1 All Public</b>			2021	66,500	86,000							0	152,500			
1.Public            4.Dr Well        7.Cesspool 2.Water            5.DUG/LAKE    8. 3.Sewer            6.Septic        9.None			2022	66,500	86,000							0	152,500			
			2023	83,100	107,500							0	190,600			
Street <b>1 Paved</b>			2024	83,100	107,500							0	190,600			
1.Paved            4.Proposed        7. 2.Semi Imp        5.Private        8. 3.Gravel            6.Pub Eas        9.NoStreet			<b>Land Data</b>													
			<b>Front Foot</b>  11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		<b>Type</b>							<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b> 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share <b>Acres</b> 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00
												Frontage	Depth	Factor	Code	
		%														
		%														
		%														
		%														
<b>Square Foot</b>  16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			<b>Square Feet</b>													
				%												
				%												
				%												
				%												
				%												
<b>Fract. Acre</b> 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A <b>Acres</b> 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			<b>Acreege/Sites</b>													
			20	1.00	180	%	2									
			21	0.46	100	%	0									
					%											
					%											
					%											
<b>Verified</b> <b>5 Public Record</b> 1.Buyer            4.Agent            7.Family 2.Seller            5.Pub Rec        8.Other 3.Lender            6.MLS            9.																
Inspection Witnessed By:																
X						Date										
No./Date		Description				Date Insp.										
Notes:																
2011-Removed homestead as now residents of Portland.																
WISCASSET																


# WISCASSET

Map Lot U05-007

Account 1467

Location 38 CHURCHILL STREET

Card 1 Of 1 9/25/2024

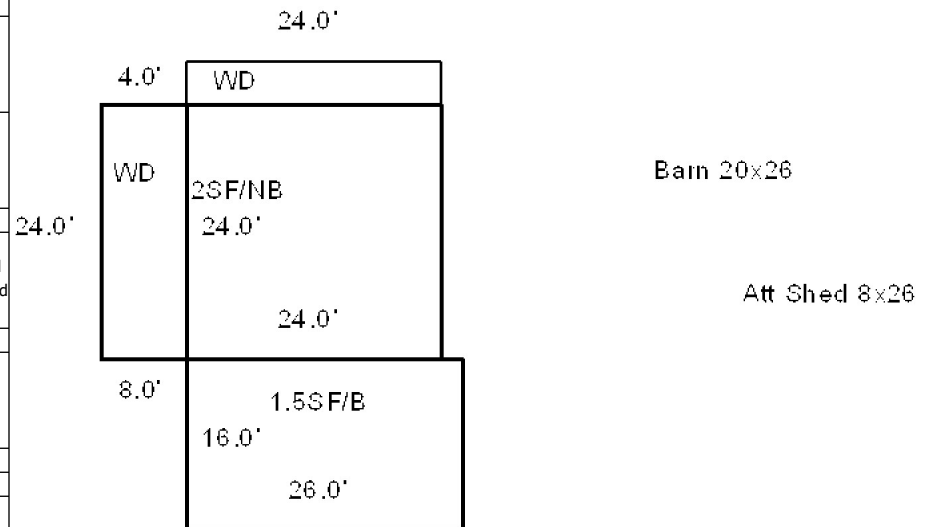
Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>1</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>1 GOOD</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 95%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>1 GOOD</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>384</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1860</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>1995</b>	# Addn Fixtures <b>3</b>	Functional Code <b>9 None</b>
Foundation <b>3 Brick &amp;/or Stone</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>2 1/2 Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>2 Damp Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/04/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
2 TWO STORY	1995	576	0 0	0	0 %	100 %	
157 1.50 ST	1920	520	3 100	3	0 %	100 %	
24 Frame Shed	1920	208	2 100	3	0 %	100 %	
68 Wood Deck	2002	96	3 100	4	0 %	100 %	
68 Wood Deck	2002	192	3 100	4	0 %	100 %	
24 Frame Shed	0	96	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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



Barn 20x26

Att Shed 8x26



SMITH, JAMES L WISCASSET ME 04578			Property Data			Assessment Record						
			Neighborhood    103 RURAL WEST			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year    0			2011	66,500	93,600	0	160,100		
			FARM LAND YEAR    0			2012	66,500	93,600	10,000	150,100		
			OPEN SPACE YEAR    0			2013	66,500	93,600	10,000	150,100		
B4473P4 B4473P5 Previous Owner SOULE, PAMELA H. RINES, PETER L.			Zone/Land Use    16 RESIDENTIAL			2014	66,500	93,600	10,000	150,100		
			Secondary Zone			2015	66,500	93,600	10,000	150,100		
						2016	66,500	93,600	15,000	145,100		
			Topography    3 Above Street			2017	66,500	93,600	20,000	140,100		
			WESTPORT ISLAND ME 04578 Sale Date: 12/16/2011 Previous Owner RINES SR., BENJAMIN L. (DEWISEE) C/O PETER L. RINES & PAMELA H. SOULE 334 BRADFORD ROAD WISCASSET ME 04578 Sale Date: 8/03/2007			1.Level            4.Below St        7.Steep	2018	66,500	93,600	20,000	140,100	
2.Rolling           5.Low               8.Rough	2019	66,500				93,600	20,000	140,100				
3.Above St        6.Swampy         9.	2020	66,500				93,600	25,000	135,100				
Utilities            1 All Public	2021	66,500				93,600	25,000	135,100				
1.Public            4.Dr Well          7.Cesspool	2022	66,500				93,600	24,000	136,100				
2.Water            5.DUG/LAKE       8.	2023	83,100				117,000	25,000	175,100				
3.Sewer            6.Septic           9.None	2024	83,100				117,000	25,000	175,100				
Street    1 Paved						Land Data						
1.Paved            4.Proposed        7.	Front Foot											Type
2.Semi Imp       5.Private           8.						Frontage	Depth	Factor	Code			
3.Gravel           6.Pub Eas          9.NoStreet	Square Foot			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Square Feet				1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improveme 45.CAMP SITE 46.PAVING/00		
TREE GROWTH PLAN    0												
CONSERV EASE    0												
Sale Data												
Sale Date    12/16/2011												
Price												
Sale Type    2 Land & Buildings												
1.Land        4.Mobile        7.												
2.L & B       5.Other         8.												
3.Building    6.               9.												
Financing    9 Unknown												
1.Convent    4.Seller        7.												
2.FHA/VA    5.Private       8.												
3.Assumed   6.Cash          9.Unknown												
Validity      5 Partial Interest												
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.												
Inspection Witnessed By:			X			Date						
Notes: 01/2007-TAXPAYER DECEASED. REMOVED VET. & HOMESTEAD EXEMPTIONS. ADDED ROBERT RINES AS P/R AND NOW SENDING TAX BILL TO HIM. (PROPERTY LEFT TO ALL SEVEN CHILDREN: BENJAMIN RINES, JR., LARRY RINES, MARK RINES, PETER RINES, RAY R.RINES, ROBERT RINES, AND PAMELA SOULE. 2007-Also per old deed book 613 page 216, split this property off to lot 8A, leaving .29 acres with 104' frontage and creating second lot. WISCASSET Wiscasset is one lot as split was in error. Entire lot being sold as one lot												



# WISCASSET

Map Lot U05-008


Account 1468

Location 46 CHURCHILL STREET

Card 1

Of 1

9/25/2024

Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>1</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>2 Two Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>4 Minimal</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 95%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>720</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>3 Below Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>4</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1950</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>2 1/2 Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>2 Damp Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/04/2006

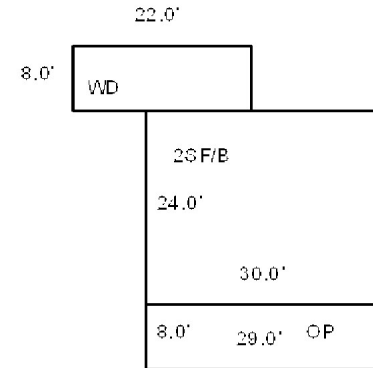
## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	232	0 0	0	0 %	0 %	
68 Wood Deck	0	176	0 0	0	0 %	0 %	
24 Frame Shed	1964	64	2 100	4	0 %	100 %	
92 3/4S AD/GAR.....	1970	576	3 100	4	0 %	100 %	
66 Res. Greenhouse	1970	720	2 100	4	0 %	50 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

1.75\$ GARAGE 24X24

SHED 8X8



AGPOOL



APPLIN, BETTY LEE 52 CHURCHILL STREET WISCASSET ME 04578			Property Data			Assessment Record						
			Neighborhood <b>103 RURAL WEST</b>			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year <b>0</b>			2011	65,700	41,500	16,000	91,200		
			FARM LAND YEAR <b>0</b>			2012	65,700	41,500	16,000	91,200		
			OPEN SPACE YEAR <b>0</b>			2013	65,700	41,500	16,000	91,200		
B1944P284			Zone/Land Use <b>16 RESIDENTIAL</b>			2014	65,700	41,500	16,000	91,200		
			Secondary Zone			2015	65,700	41,500	16,000	91,200		
						2016	65,700	41,500	21,000	86,200		
			Topography <b>1 Level</b>			2017	65,700	41,500	26,000	81,200		
			1.Level                    4.Below St            7.Steep 2.Rolling                5.Low                    8.Rough 3.Above St            6.Swampy            9.			2018	65,700	41,500	20,000	87,200		
2019	65,700	41,500				20,000	87,200					
Utilities <b>1 All Public</b>						2020	65,700	41,500	25,000	82,200		
1.Public                    4.Dr Well            7.Cesspool 2.Water                    5.DUG/LAKE        8. 3.Sewer                    6.Septic            9.None						2021	65,700	41,500	25,000	82,200		
2022						2022	65,700	41,500	24,000	83,200		
			2023	82,200	51,900	25,000	109,100					
			2024	82,200	51,900	25,000	109,100					
			Land Data									
			Front Foot  11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes  1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share <b>Acres</b> 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00		
Frontage	Depth	Factor				Code						
		%										
		%										
		%										
		%										
Square Foot  16.Regular Lot 17.Secondary Site 18.Secondary Site 19.C Condominium 20.Base Homesite			Square Feet									
					%							
					%							
					%							
					%							
					%							
Fract. Acre  21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A <b>Acres</b> 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2			Acreage/Sites									
			20	1.00	180	%	2					
			21	0.26	100	%	0					
					%							
					%							
					%							
Verified  1.Buyer                    4.Agent            7.Family 2.Seller                    5.Pub Rec          8.Other 3.Lender                    6.MLS              9.		Total Acreage    0.26										

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:  
'18 Remove Ruth ( Deceased ).

WISCASSET

# WISCASSET

Map Lot U05-009

Account 1469

Location 52 CHURCHILL STREET

Card 1

Of 1

9/25/2024

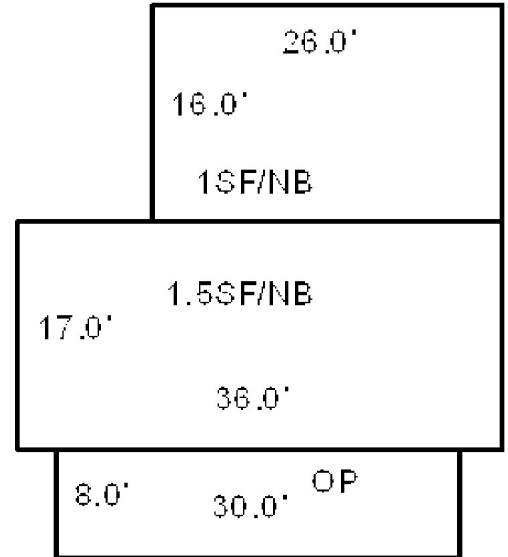
Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>4 Minimal</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>4 ASBESTOS/ASPHALT</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 95%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>3 Old Style</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>612</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>2 Fair</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1920</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>2 1/2 Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>3 Wet Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/04/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	416	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 Open Frame	0	240	0 0	0	0 %	0 %		2.TWO STORY FRAM
24 Frame Shed	0	234	2 100	1	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED 13X26



CHURCHILL LAND DEVELOPMENT, LLC  
C/O GINN REAL ESTATE  
SO. PORTLAND ME 04106

B3699P307

Previous Owner  
THOMPSON, JR., DANIEL H. & ARDEN G.  
CHURCHILL LAND DEVELOPMENT, LLC  
C/O GINN REAL ESTATE  
SOUTH PORTLAND ME 04106  
Sale Date: 6/29/2006

Previous Owner  
THOMPSON, JR., DANIEL H.  
THOMPSON, ARDEN G.

WISCASSET ME 04578  
Sale Date: 6/29/2006

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

6/29/06-FORMER OWNER: DANIEL H. & ARDEN G.  
THOMPSON BK1775 PG197

# WISCASSET

## Property Data

Neighborhood		<b>103 RURAL WEST</b>	
Tree Growth Year		<b>0</b>	
FARM LAND YEAR		<b>0</b>	
OPEN SPACE YEAR		<b>0</b>	
Zone/Land Use		<b>16 RESIDENTIAL</b>	
Secondary Zone			
Topography		<b>1 Level</b>	
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities		<b>1 All Public</b>	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street		<b>1 Paved</b>	
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN		<b>0</b>	
CONSERV EASE		<b>0</b>	
<b>Sale Data</b>			
Sale Date		<b>6/29/2006</b>	
Price			
Sale Type		<b>1 Land Only</b>	
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing		<b>9 Unknown</b>	
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity		<b>1 Arms Length Sale</b>	
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified		<b>5 Public Record</b>	
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

## Assessment Record

Year	Land	Buildings	Exempt	Total
2011	169,800	0	0	169,800
2012	169,800	0	0	169,800
2013	169,800	0	0	169,800
2014	169,800	0	0	169,800
2015	169,800	0	0	169,800
2016	169,800	0	0	169,800
2017	169,800	0	0	169,800
2018	169,800	0	0	169,800
2019	169,800	0	0	169,800
2020	169,800	0	0	169,800
2021	169,800	0	0	169,800
2022	169,800	0	0	169,800
2023	212,300	0	0	212,300
2024	212,300	0	0	212,300

## Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
						8.View/Environ
<b>Square Foot</b>		<b>Square Feet</b>				9.Fract Share
16.Regular Lot				%		<b>Acres</b>
17.Secondary Site				%		30.Rear 20+
18.Secondary Site				%		31.Waterfront Rea
19.Condominium				%		32.Open Space
20.Base Homesite				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
<b>Fract. Acre</b>		<b>Acreage/Sites</b>				36.Pasture 3
21.HS Size Adj	20	2.00	180	%	2	37.Softwood
22.Base Waterfront	21	2.00	100	%	0	38.Mixed Wood
23.Deep WF Size A	28	10.00	100	%	0	39.Hardwood
<b>Acres</b>	29	10.00	100	%	0	40.Wasteland
24.Base Waterfront	30	6.00	100	%	0	41.CAMP SITE
25.Shallow WF Siz				%		42.Mobile Home Si
26.Base Water Inf				%		43.Condo Site
27.Influence W Si				%		44.Site Improveme
28.Rear Land 1-10						45.CAMP SITE
29.Rear Land 11-2						46.PAVING/00
		<b>Total Acreage</b>		<b>28.00</b>		

**WISCASSET**

Map Lot U05-009-A

Account 1470

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 <b>100%</b>			3.	6.	9.
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic		
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.
Stories			4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type <b>0%</b>			Insulation		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.				3.Defmaint	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.
Bsmt Gar # Cars						Entrance Code <b>4 Unoccupied</b>		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code <b>5 Estimate</b>		
Date Inspected 12/04/2006						1.Owner	4.Agent	7.
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.
<b>Additions, Outbuildings &amp; Improvements</b>								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U05-009-A1

Account 1471

Location 54 CHURCHILL STREET

Card 1 Of 1 9/25/2024

LEWIS, MONTGOMERY M  
WISCASSET ME 04578

B4335P42

Previous Owner  
WATSON, WILLIAM (TRUSTEE)  
C/O MONTGOMERY M. LEWIS  
54 CHURCHILL STREET  
WISCASSET ME 04578  
Sale Date: 10/29/2010

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

FORMER OWNER: WILLIAM & SANDRA J. WATSON BK2082  
PG0324, bought in 1995 for \$170,000.  
10/29/10-New owner: Montgomery M. Lewis address at sale is  
56 Bowdoin Street Portland, ME 04102.

WISCASSET

### Property Data

Neighborhood	103 RURAL WEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	16 RESIDENTIAL		
Secondary Zone			
Topography		3 Above Street	
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities		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		10/29/2010	
Price		260,000	
Sale Type		2 Land & Buildings	
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing		9 Unknown	
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity		1 Arms Length Sale	
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified		5 Public Record	
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

### Assessment Record

Year	Land	Buildings	Exempt	Total
2011	68,400	181,300	0	249,700
2012	68,400	181,300	0	249,700
2013	68,400	181,300	0	249,700
2014	68,400	181,300	0	249,700
2015	68,400	181,300	0	249,700
2016	68,400	181,300	0	249,700
2017	68,400	181,300	0	249,700
2018	68,400	181,300	0	249,700
2019	68,400	181,300	20,000	229,700
2020	68,400	181,300	25,000	224,700
2021	68,400	181,300	25,000	224,700
2022	68,400	181,300	24,000	225,700
2023	85,600	226,700	25,000	287,300
2024	85,600	226,700	25,000	287,300

### Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		1.02				

# WISCASSET

Map Lot U05-009-A1


Account 1471

Location 54 CHURCHILL STREET

Card 1

Of 1

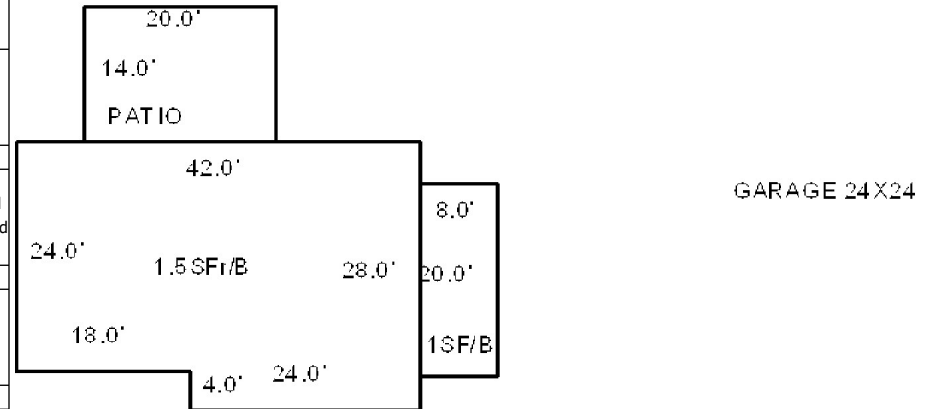
9/25/2024

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>432</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>3 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>2 WOOD SHINGLE</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1104</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1993</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>1</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/04/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	0	160	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	0	576	3 100	4	0 %	100 %		2.TWO STORY FRAM
62 Patio	0	280	3 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U05-010			Account 1472		Location CHURCHILL STREET		Card 1		Of 1		9/25/2024									
CHURCHILL LAND DEVELOPMENT, LLC C/O GINN REAL ESTATE SO. PORTLAND ME 04106					Property Data			Assessment Record												
					Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total								
					Tree Growth Year 0			2011	1,900	0	0	1,900								
					FARM LAND YEAR 0			2012	1,900	0	0	1,900								
					OPEN SPACE YEAR 0			2013	1,900	0	0	1,900								
B3699P307					Zone/Land Use 16 RESIDENTIAL			2014	1,900	0	0	1,900								
Previous Owner THOMPSON, JR., DANIEL H. & ARDEN G. CHURCHILL LAND DEVELOPMENT, LLC C/O GINN REAL ESTATE SOUTH PORTLAND ME 04106 Sale Date: 6/29/2006					Secondary Zone			2015	1,900	0	0	1,900								
								2016	1,900	0	0	1,900								
					Topography 1 Level			2017	1,900	0	0	1,900								
Previous Owner THOMPSON, JR., DANIEL H. THOMPSON, ARDEN G.					1.Level	4.Below St	7.Steep	2018	1,900	0	0	1,900								
					2.Rolling	5.Low	8.Rough	2019	1,900	0	0	1,900								
					3.Above St	6.Swampy	9.	2020	1,900	0	0	1,900								
WISCASSET ME 04578 Sale Date: 6/29/2006					Utilities 1 All Public			2021	1,900	0	0	1,900								
					1.Public	4.Dr Well	7.Cesspool	2022	1,900	0	0	1,900								
					2.Water	5.DUG/LAKE	8.	2023	2,300	0	0	2,300								
					3.Sewer			2024	2,300	0	0	2,300								
					Street 1 Paved			Land Data												
					1.Paved	4.Proposed	7.	Front Foot		Type	Effective		Influence		Influence Codes					
2.Semi Imp	5.Private	8.	Frontage	Depth	Factor	Code														
Inspection Witnessed By:					3.Gravel	6.Pub Eas	9.NoStreet	11.Regular Lot					1.Open Space							
					TREE GROWTH PLAN 0			12.Delta Triangle					2.Neighborhood A							
X					CONSERV EASE 0			13.Nabla Triangle					3.Topography							
					Sale Date 6/29/2006			14.Rear Land					4.Size/Shape							
Date					Price			15.Front Foot					5.Access							
No./Date			Description		Date Insp.		Sale Type 1 Land Only		Square Foot				6.Restriction							
							1.Land		16.Regular Lot				7.Corner/Locatio							
							4.Mobile		17.Secondary Site				8.View/Environ							
							5.Other		18.Secondary Site				9.Fract Share							
							6.		19.Condominium				Acres							
Notes:					Financing 9 Unknown			20.Base Homesite						30.Rear 20+						
					1.Convent			4.Seller		7.						31.Waterfront Rea				
					2.FHA/VA			5.Private		8.						32.Open Space				
6/29/06-FORMER OWNER: DANIEL H. & ARDEN G. THOMPSON BK1762 PG183.					3.Assumed			6.Cash		9.Unknown				33.RestrictEsm						
					Validity 1 Arms Length Sale							Fract. Acre		Acreage/Sites			34.PASTURE 1			
					1.Valid			4.Split		7.Renovate		21.HS Size Adj		28		0.52	180	%	5	35.HORTICULTURAL-
WISCASSET					2.Related			5.Partial		8.Other						%		36.Pasture 3		
					3.Distress			6.Exempt		9.Foreclose		22.Base Waterfron						%		37.Softwood
					Verified 5 Public Record							23.Deep WF Size A Acres						%		38.Mixed Wood
			1.Buyer		4.Agent		7.Family		24.Base Waterfron						%		39.Hardwood			
			2.Seller		5.Pub Rec		8.Other		25.Shallow WF Siz						%		40.Wasteland			
			3.Lender		6.MLS		9.		26.Base Water Inf						%		41.CAMP SITE			
										27.Influence W Si						%		42.Mobile Home Si		
										28.Rear Land 1~10								43.Condo Site		
										29.Rear Land 11~2								44.Site Improve		
												Total Acreage		0.52				45.CAMP SITE		
																		46.PAVING/00		

**WISCASSET**

Map Lot U05-010

Account 1472

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 <b>100%</b>			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type <b>0%</b>			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.	1.Location 4.Traffic 8.					
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code <b>4 Unoccupied</b>		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6. 9.		
3.Wet	6.	9.				Information Code <b>5 Estimate</b>		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected 12/04/2006								
<b>Additions, Outbuildings &amp; Improvements</b>								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

WISCASSET, TOWN OF POWDER HOUSE WISCASSET ME 04578  B83P110			Property Data			Assessment Record					
			Neighborhood <b>103 RURAL WEST</b>			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year <b>0</b>			2011	64,800	0	64,800	0	
			FARM LAND YEAR <b>0</b>			2012	64,800	0	64,800	0	
			OPEN SPACE YEAR <b>0</b>			2013	64,800	0	64,800	0	
			Zone/Land Use <b>16 RESIDENTIAL</b>			2014	64,800	0	64,800	0	
			Secondary Zone			2015	64,800	0	64,800	0	
						2016	64,800	0	64,800	0	
						Topography <b>1 Level</b>			2017	64,800	0
1.Level            4.Below St            7.Steep 2.Rolling            5.Low            8.Rough 3.Above St            6.Swampy            9.						2018	64,800	0	64,800	0	
			Utilities <b>1 All Public</b>			2019	64,800	0	64,800	0	
						2020	64,800	0	64,800	0	
			1.Public            4.Dr Well            7.Cesspool 2.Water            5.DUG/LAKE            8. 3.Sewer            6.Septic            9.None			2021	64,800	0	64,800	0	
						2022	64,800	0	64,800	0	
			Street <b>1 Paved</b>			2023	81,000	0	81,000	0	
						2024	81,000	0	81,000	0	
			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
			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				

**WISCASSET**

Map Lot U05-011

Account 1473

Location 68 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 <b>100%</b>			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type <b>0%</b>			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.	1.Location 4.Traffic 8.					
3.3/4 Bmt	6.	9.None	2.Encroach 8.Other 9.					
Bsmt Gar # Cars			Entrance Code <b>4 Unoccupied</b>			1.Interior 4.Vacant 7.		
Wet Basement			1.Refusal 5.Estimate 8.			2.Informed 6. 9.		
1.Dry	4.	7.	Information Code <b>5 Estimate</b>			1.Owner 4.Agent 7.		
2.Damp	5.	8.	1.Relative 5.Estimate 8.			2.Tenant 6.Other 9.		
3.Wet	6.	9.	3.Tenant 6.Other 9.					
Date Inspected 2/03/2007								
<b>Additions, Outbuildings &amp; Improvements</b>								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



BLAGDEN, ROBERT L WISCASSET ME 04578			Property Data			Assessment Record					
			Neighborhood <b>103 RURAL WEST</b>			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year <b>0</b>			2011	35,100	0	0	35,100	
			FARM LAND YEAR <b>0</b>			2012	35,100	0	0	35,100	
			OPEN SPACE YEAR <b>0</b>			2013	35,100	0	0	35,100	
B3770P168 Previous Owner BLAGDEN, FRED W. (DEWISEE) BLAGDEN, DONALD F. & ROBERT L.			Zone/Land Use <b>16 RESIDENTIAL</b>			2014	35,100	0	0	35,100	
			Secondary Zone			2015	35,100	0	0	35,100	
						2016	35,100	0	0	35,100	
			Topography <b>1 Level</b>			2017	35,100	0	0	35,100	
			1.Level           4.Below St       7.Steep 2.Rolling       5.Low           8.Rough 3.Above St      6.Swampy       9.			2018	35,100	0	0	35,100	
WISCASSET ME 04578 Sale Date: 11/14/2006 Previous Owner BLAGDEN, FRED W. (HEIRS)						2019	35,100	0	0	35,100	
			Utilities <b>1 All Public</b>			2020	35,100	0	0	35,100	
			1.Public           4.Dr Well       7.Cesspool 2.Water           5.DUG/LAKE     8. 3.Sewer           6.Septic        9.None			2021	35,100	0	0	35,100	
						2022	35,100	0	0	35,100	
						2023	43,800	0	0	43,800	
82 CHURCHILL STREET WISCASSET ME 04578 Sale Date: 10/06/2005			Street <b>1 Paved</b>			2024	43,800	0	0	43,800	
			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		
			Inspection Witnessed By:			11.Regular Lot					
12.Delta Triangle									2.Neighborhood A		
13.Nabla Triangle									3.Topography		
14.Rear Land									4.Size/Shape		
15.Front Foot									5.Access		
X  Date									6.Restriction		
									7.Corner/Locatio		
									8.View/Environ		
									9.Fract Share		
									Acres		
No./Date			Sale Type <b>1 Land Only</b>		Square Feet				30.Rear 20+		
			1.Land       4.Mobile       7.						31.Waterfront Rea		
			2.L & B       5.Other        8.						32.Open Space		
			3.Building   6.            9.						33.RestrictEsm		
			Financing <b>9 Unknown</b>						34.PASTURE 1		
Notes: 2006-FRED BLAGDEN PASSED AWAY 09/22/2005. 2007-FORMER OWNER: FRED BLAGDEN BK477 PG87			1.Convent   4.Seller       7.						35.HORTICULTURAL-		
			2.FHA/VA    5.Private      8.						36.Pasture 3		
			3.Assumed   6.Cash        9.Unknown						37.Softwood		
			Validity <b>2 Related Parties</b>						38.Mixed Wood		
			1.Valid      4.Split       7.Renovate						39.Hardwood		
WISCASSET			2.Related   5.Partial      8.Other						40.Wasteland		
			3.Distress   6.Exempt      9.Foreclose						41.CAMP SITE		
			Verified <b>5 Public Record</b>						42.Mobile Home Si		
			1.Buyer     4.Agent       7.Family						43.Condo Site		
			2.Seller     5.Pub Rec     8.Other						44.Site Improve		
			3.Lender    6.MLS        9.						45.CAMP SITE		
					Total Acreage   0.74				46.PAVING/00		

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:  
2006-FRED BLAGDEN PASSED AWAY 09/22/2005.  
2007-FORMER OWNER: FRED BLAGDEN BK477 PG87

**WISCASSET**

Map Lot U05-012

Account 1474

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 <b>100%</b>			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type <b>0%</b>			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.	1.Location 4.Traffic 8.					
3.3/4 Bmt	6.	9.None	2.Encroach 8.Other 9.					
Bsmt Gar # Cars			Entrance Code <b>4 Unoccupied</b>			1.Interior 4.Vacant 7.		
Wet Basement			1.Refusal 5.Estimate 8.			2.Informed 6. 9.		
1.Dry	4.	7.	Information Code <b>5 Estimate</b>			1.Owner 4.Agent 7.		
2.Damp	5.	8.	1.Relative 5.Estimate 8.			2.Tenant 6.Other 9.		
3.Wet	6.	9.						
Date Inspected 12/04/2006								
<b>Additions, Outbuildings &amp; Improvements</b>								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

BLAGDEN, ROBERT L WISCASSET ME 04578  B3770P168			Property Data			Assessment Record						
			Neighborhood <b>103 RURAL WEST</b>			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year <b>0</b>			2011	73,400	79,800	0	153,200		
			FARM LAND YEAR <b>0</b>			2012	73,400	79,800	0	153,200		
			OPEN SPACE YEAR <b>0</b>			2013	73,400	79,800	0	153,200		
Previous Owner BLAGDEN, FRED WATERMAN (DEWISEE) BLAGDEN, DONALD F. & ROBERT L.			Zone/Land Use <b>16 RESIDENTIAL</b>			2014	73,400	79,800	0	153,200		
			Secondary Zone			2015	73,400	79,800	0	153,200		
						2016	73,400	79,800	0	153,200		
			Topography <b>7 Steep</b>			2017	73,400	79,800	0	153,200		
			WISCASSET ME 04578 Sale Date: 11/14/2006 Previous Owner BLAGDEN, FRED WATERMAN (HEIRS)			1.Level           4.Below St       7.Steep	2018	73,400	79,800	0	153,200	
2.Rolling       5.Low           8.Rough	2019	73,400				79,800	0	153,200				
3.Above St     6.Swampy       9.	2020	73,400				79,800	0	153,200				
Utilities	2021	73,400				79,800	0	153,200				
1.Public       4.Dr Well       7.Cesspool	2022	73,400				79,800	0	153,200				
82 CHURCHILL STREET WISCASSET ME 04578 Sale Date: 10/06/2005			2.Water       5.DUG/LAKE     8.	2023	91,800	99,700	0	191,500				
			3.Sewer       6.Septic       9.None	2024	91,800	99,700	0	191,500				
			Street <b>1 Paved</b>			Land Data						
			1.Paved       4.Proposed     7.	Front Foot								Type
			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 <b>0</b>	12.Delta Triangle						2.Neighborhood A		
			CONSERV EASE <b>0</b>	13.Nabla Triangle						3.Topography		
			Sale Data			14.Rear Land					4.Size/Shape	
			Sale Date <b>11/14/2006</b>	15.Front Foot						5.Access		
X  Date			Price	Square Foot							6.Restriction	
			Sale Type <b>2 Land &amp; Buildings</b>									7.Corner/Locatio
			1.Land       4.Mobile       7.									8.View/Environ
			2.L & B       5.Other       8.									9.Fract Share
			3.Building   6.           9.									<b>Acres</b>
Notes: 2006-FRED BLAGDEN PASSED AWAY 09/22/2005. 2007-FORMER OWNER: FRED BLAGDEN			Financing <b>9 Unknown</b>	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 <b>2 Related Parties</b>	20.Base Homesite						34.PASTURE 1		
WISCASSET			1.Valid       4.Split       7.Renovate	Fract. Acre		Acresage/Sites				35.HORTICULTURAL-		
			2.Related    5.Partial     8.Other	21.HS Size Adj	20	1.00	180	%	2	36.Pasture 3		
			3.Distress   6.Exempt     9.Foreclose	22.Base Waterfron	21	1.00	100	%	0	37.Softwood		
			Verified <b>5 Public Record</b>	23.Deep WF Size A	28	2.52	100	%	0	38.Mixed Wood		
			1.Buyer      4.Agent       7.Family	<b>Acres</b>						39.Hardwood		
			2.Seller      5.Pub Rec     8.Other	24.Base Waterfron						40.Wasteland		
			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			3.52			44.Site Improve	
			29.Rear Land 11-2							45.CAMP SITE		
										46.PAVING/00		

# WISCASSET

Map Lot U05-013

Account 1475

Location 82 CHURCHILL STREET

Card 1

Of 1

9/25/2024

Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>4 ASBESTOS/ASPHALT</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>3 OLD STYLE</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>3 Old Style</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>544</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>2 Fair</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>0</b>	Phys. % Good <b>0%</b>
Year Built <b>1890</b>	# Half Baths <b>1</b>	Funct. % Good <b>90%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>3 Brick &amp;/or Stone</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>2 1/2 Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>2 Damp Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

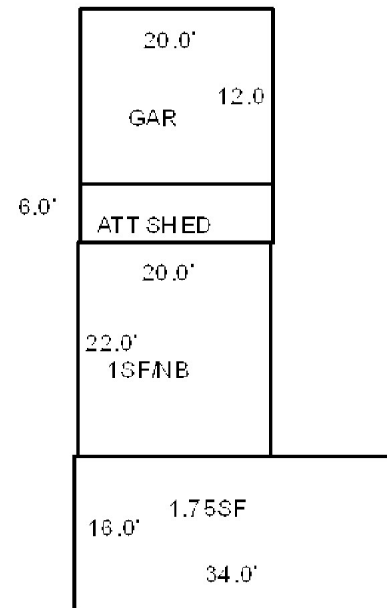
Date Inspected 3/09/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	440	0 0	0	0 %	0 %	
24 Frame Shed	0	120	0 0	0	0 %	0 %	
23 Frame Garage	0	240	0 0	0	0 %	0 %	
78 1.75 ST	1952	864	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- ONE STORY FRAM
- TWO STORY FRAM
- THREE STORY FR
- 1 & 1/2 STORY
- 1 & 3/4 STORY
- 2 & 1/2 STORY
- Open Frame Por
- Encl Frame Por
- Frame Garage
- Frame Shed
- Frame Bay Wind
- 1SFr Overhang
- Unfin Basement
- Unfinished Att
- Finished Attic

1.75S GARAGE



GEORGE, JAMES H., TRUSTEE  
SARA A. GEORGE TRUST  
WISCASSET ME 04578

B1770P207 B4585P298

Previous Owner  
GEORGE, JAMES H.  
GEORGE, SARA A.

WISCASSET ME 04578  
Sale Date: 10/26/2012

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2014-No more pool, removed.

# WISCASSET

## Property Data

Neighborhood	103 RURAL WEST		
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	3 Public Sewer		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	4/01/1992		
Price	117,000		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convert	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

## Assessment Record

Year	Land	Buildings	Exempt	Total
2011	39,800	109,600	16,000	133,400
2012	39,800	109,600	16,000	133,400
2013	39,800	109,600	16,000	133,400
2014	39,800	108,700	16,000	132,500
2015	39,800	108,700	16,000	132,500
2016	39,800	108,700	21,000	127,500
2017	39,800	108,700	26,000	122,500
2018	39,800	108,700	26,000	122,500
2019	39,800	108,700	26,000	122,500
2020	39,800	108,700	31,000	117,500
2021	39,800	108,700	31,000	117,500
2022	39,800	108,700	29,760	118,740
2023	49,700	135,800	31,000	154,500
2024	49,700	135,800	31,000	154,500

## Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
						8.View/Environ
<b>Square Foot</b>		<b>Square Feet</b>				9.Fract Share
16.Regular Lot				%		<b>Acres</b>
17.Secondary Site				%		30.Rear 20+
18.Secondary Site				%		31.Waterfront Rea
19.Condominium				%		32.Open Space
20.Base Homesite				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
<b>Fract. Acre</b>		<b>Acreage/Sites</b>				36.Pasture 3
21.HS Size Adj	20	1.00	100	%	0	37.Softwood
22.Base Waterfront	21	1.00	100	%	0	38.Mixed Wood
23.Deep WF Size A	28	0.08	100	%	0	39.Hardwood
<b>Acres</b>				%		40.Wasteland
24.Base Waterfront				%		41.CAMP SITE
25.Shallow WF Siz				%		42.Mobile Home Si
26.Base Water Inf				%		43.Condo Site
27.Influence W Si				%		44.Site Improveme
28.Rear Land 1-10						45.CAMP SITE
29.Rear Land 11-2						46.PAVING/00
		<b>Total Acreage</b>		1.08		


# WISCASSET

Map Lot U05-014

Account 1476

Location 16 WILLOW LANE

Card 1 Of 1 9/25/2024

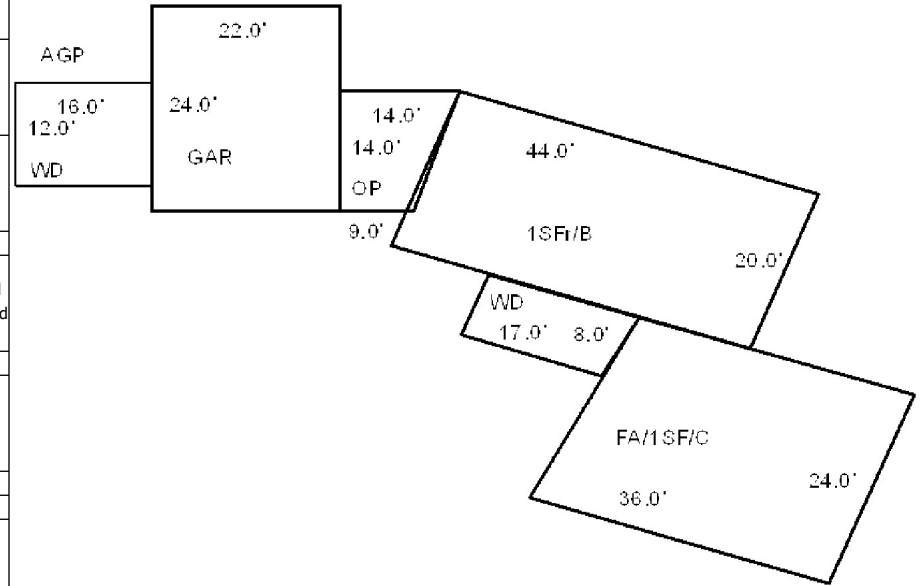
Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>4 Full Finished</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>2 WOOD SHINGLE</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>864</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1820</b>	# Half Baths <b>0</b>	Funct. % Good <b>90%</b>
Year Remodeled <b>1952</b>	# Addn Fixtures <b>0</b>	Functional Code <b>7 LAYOUT</b>
Foundation <b>3 Brick &amp;/or Stone</b>	# Fireplaces <b>2</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>5 Crawl Space</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>3 Wet Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/09/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	1952	880	0 0	0	0 %	0 %	
27 Unfin Basement	1952	660	0 0	0	0 %	0 %	
21 Open Frame	1952	164	0 0	0	0 %	0 %	
23 Frame Garage	1952	528	0 0	0	0 %	0 %	
68 Wood Deck	1980	136	0 0	0	0 %	0 %	
68 Wood Deck	1980	192	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





Map Lot    U05-015			Account    1477			Location    24 WILLOW LANE			Card    1		Of    1		9/25/2024		
MILLS, CHRISTOPHER G 24 WILLOW LANE WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood    103 RURAL WEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year    0			2011	40,700	70,400	10,000	101,100		
						FARM LAND YEAR    0			2012	40,700	70,400	10,000	101,100		
						OPEN SPACE YEAR    0			2013	40,700	70,400	10,000	101,100		
B5838P264						Zone/Land Use    16 RESIDENTIAL			2014	40,700	70,400	10,000	101,100		
Previous Owner GRINDELL, MICHAEL T						Secondary Zone			2015	40,700	70,400	10,000	101,100		
									2016	40,700	70,400	15,000	96,100		
						Topography    1 Level			2017	40,700	70,400	20,000	91,100		
						1.Level    4.Below St    7.Steep 2.Rolling    5.Low    8.Rough 3.Above St    6.Swampy    9.			2018	40,700	70,400	20,000	91,100		
									2019	40,700	70,400	20,000	91,100		
						Utilities    3 Public Sewer			2020	40,700	70,400	25,000	86,100		
						1.Public    4.Dr Well    7.Cesspool 2.Water    5.DUG/LAKE    8. 3.Sewer    6.Septic    9.None			2021	40,700	70,400	25,000	86,100		
									2022	40,700	70,400	0	111,100		
						Street    1 Paved			2023	50,800	88,000	0	138,800		
						1.Paved    4.Proposed    7. 2.Semi Imp    5.Private    8. 3.Gravel    6.Pub Eas    9.NoStreet			2024	50,800	88,000	0	138,800		
Land Data															
Inspection Witnessed By:						Front Foot		Type	Effective		Influence		Influence Codes		
									Frontage	Depth	Factor	Code			
											%				
											%				
											%				
X						11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot					%		1.Open Space		
											%		2.Neighborhood A		
											%		3.Topography		
											%		4.Size/Shape		
											%		5.Access		
No./Date    Description    Date Insp.											%		6.Restriction		
											%		7.Corner/Locatio		
											%		8.View/Environ		
											%		9.Fract Share		
											%		Acres		
Notes:						Square Foot			Square Feet				30.Rear 20+		
										%			31.Waterfront Rea		
										%			32.Open Space		
										%			33.RestrictEsm		
										%			34.PASTURE 1		
						Fract. Acre			Acres/Sites				35.HORTICULTURAL-		
									20	1.00	100	%	0	36.Pasture 3	
									21	1.00	100	%	0	37.Softwood	
									28	0.53	100	%	0	38.Mixed Wood	
												%		39.Hardwood	
WISCASSET										%			40.Wasteland		
										%			41.CAMP SITE		
										%			42.Mobile Home Si		
										%			43.Condo Site		
									Total Acreage    1.53						44.Site Improve
								45.CAMP SITE							
								46.PAVING/00							

# WISCASSET

Map Lot U05-015

Account 1477

Location 24 WILLOW LANE

Card 1

Of 1

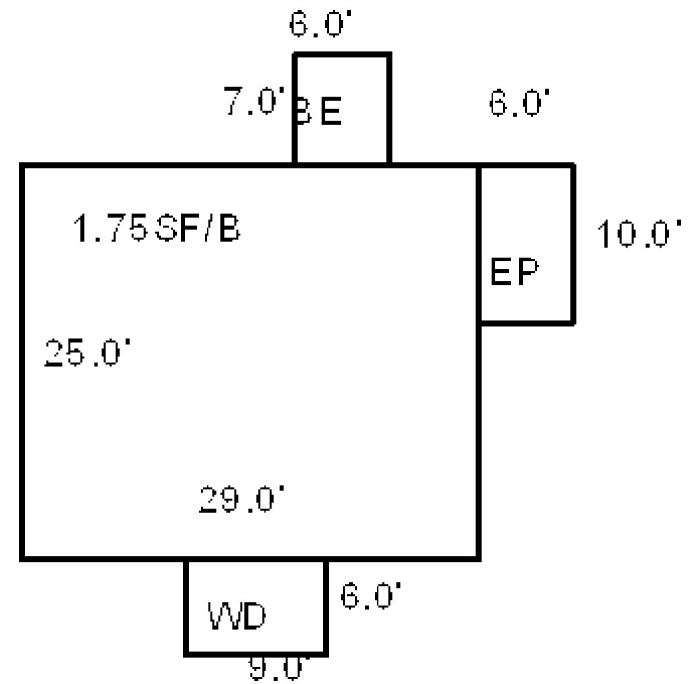
9/25/2024

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>5 One &amp; 3/4 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>2 WOOD SHINGLE</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>725</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1951</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/04/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	0	60	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	1978	54	0 0	0	0 %	0 %		2.TWO STORY FRAM
90 BSMT ENTRY.....	1951	42	0 0	0	0 %	0 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Card 1 Of 1 9/25/2024

B643P118

## Assessment Record

Neighborhood <b>103 RURAL WEST</b>			Year	Land	Buildings	Exempt	Total
			2011	44,300	91,000	10,000	125,300
Tree Growth Year <b>0</b>			2012	44,300	91,000	10,000	125,300
FARM LAND YEAR <b>0</b>			2013	44,300	91,000	10,000	125,300
OPEN SPACE YEAR <b>0</b>							
Zone/Land Use <b>16 RESIDENTIAL</b>			2014	44,300	91,000	10,000	125,300
Secondary Zone			2015	44,300	91,000	10,000	125,300
			2016	44,300	91,000	15,000	120,300
Topography <b>1 Level</b>			2017	44,300	91,000	20,000	115,300
1.Level                  4.Below St                  7.Steep 2.Rolling                  5.Low                  8.Rough 3.Above St                  6.Swampy                  9.			2018	44,300	91,000	20,000	115,300
			2019	44,300	91,000	20,000	115,300
			2020	44,300	91,000	25,000	110,300
Utilities <b>4 Drilled Well</b> <b>3 Public Sewer</b>			2021	44,300	91,000	25,000	110,300
1.Public                  4.Dr Well                  7.Cesspool 2.Water                  5.DUG/LAKE                  8. 3.Sewer                  6.Septic                  9.None			2022	44,300	91,000	24,000	111,300
			2023	55,400	113,800	25,000	144,200
			2024	55,400	113,800	25,000	144,200
Street <b>1 Paved</b>							

## Front Foot

Type	Frontage	Depth	Factor	Code	Codes
11.Regular Lot			%		1.Open Space
12.Delta Triangle			%		2.Neighborhood A
13.Nabla Triangle			%		3.Topography
14.Rear Land			%		4.Size/Shape
15.Front Foot			%		5.Access
			%		6.Restriction
			%		7.Corner/Locatio
<b>Square Foot</b>	<b>Square Feet</b>				8.View/Environ
16.Regular Lot			%		9.Fract Share
17.Secondary Site			%		<b>Acres</b>
18.Secondary Site			%		30.Rear 20+
19.Condominium			%		31.Waterfront Rea
20.Base Homesite			%		32.Open Space
			%		33.RestrictEsm
			%		34.PASTURE 1
<b>Fract. Acre</b>	<b>Acreage/Sites</b>				35.HORTICULTURAL-
21.HS Size Adj	20	1.00	100 %	0	36.Pasture 3
22.Base Waterfront	21	1.00	100 %	0	37.Softwood
23.Deep WF Size A	28	2.35	100 %	0	38.Mixed Wood
<b>Acres</b>			%		39.Hardwood
24.Base Waterfront			%		40.Wasteland
25.Shallow WF Siz			%		41.CAMP SITE
26.Base Water Inf			%		42.Mobile Home Si
27.Influence W Si			%		43.Condo Site
28.Rear Land 1-10	<b>Total Acreage</b>			3.35	44.Site Improve
29.Rear Land 11-2					45.CAMP SITE
					46.PAVING/00

X

Date

No./Date	Description	Date Insp.

Notes:

# WISCASSET

# WISCASSET

Map Lot U05-016

Account 1478

Location 30 WILLOW LANE

Card 1

Of 1

9/25/2024

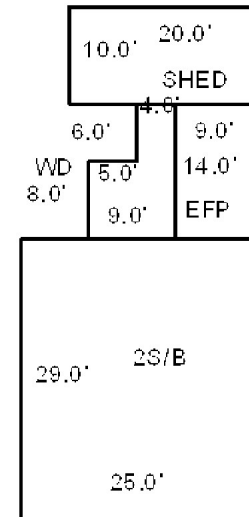
Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>2 Two Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>6 BRICK/STONE</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>725</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>3 Below Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>7</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>4</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1925</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>1</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>3 Information Only</b>
Wet Basement <b>2 Damp Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/04/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	0	126	0 0	0	0 %	0 %		1.ONE STORY FRAM
24 Frame Shed	0	200	1 100	1	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	1975	96	2 100	3	0 %	100 %		3.THREE STORY FR
23 Frame Garage	1985	576	3 100	4	0 %	100 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

GARAGE 20X24



Map Lot   U05-017

Account   1479

Location   WILLOW LANE

Card   1   Of   1   9/25/2024

FOYE, LOIS E  
WISCASSET ME 04578

Property Data

Neighborhood   **103 RURAL WEST**

Tree Growth Year   **0**

FARM LAND YEAR   **0**

OPEN SPACE YEAR   **0**

Zone/Land Use   **16 RESIDENTIAL**

Secondary Zone

Topography   **3 Above Street   7 Steep**

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

40,400

0

0

40,400

2012

40,400

0

0

40,400

2013

40,400

0

0

40,400

2014

40,400

0

0

40,400

2015

40,400

0

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40,400

2016

40,400

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40,400

2017

40,400

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40,400

2018

40,400

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40,400

2019

40,400

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40,400

2020

40,400

0

0

40,400

2021

40,400

0

0

40,400

2022

40,400

0

0

40,400

2023

50,500

0

0

50,500

2024

50,500

0

0

50,500

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

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

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Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

WISCASSET

## WISCASSET

Map Lot U05-017

Account 1479

Location WILLOW LANE

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 <b>100%</b>			3.	6.	9.
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic		
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.
Stories			4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type <b>0%</b>			Insulation		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.				3.Defmaint	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.	1.Location	4.Traffic	8.			
3.3/4 Bmt	6.	9.None	2.Encroach	8.Other	9.			
Bsmt Gar # Cars			Entrance Code <b>4 Unoccupied</b>					
Wet Basement			1.Interior			4.Vacant	7.	
1.Dry	4.	7.	2.Refusal			5.Estimate	8.	
2.Damp	5.	8.	3.Informed			6.	9.	
3.Wet	6.	9.	Information Code <b>5 Estimate</b>					
			1.Owner			4.Agent	7.	
			2.Relative			5.Estimate	8.	
			3.Tenant			6.Other	9.	
Date Inspected 12/04/2006								
<b>Additions, Outbuildings &amp; Improvements</b>								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



WISCASSET, TOWN OF PUMP STATION #12 WISCASSET ME 04578			Property Data			Assessment Record						
			Neighborhood    103 RURAL WEST			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year    0			2011	36,300	0	36,300	0		
			FARM LAND YEAR    0			2012	36,300	0	36,300	0		
			OPEN SPACE YEAR    0			2013	36,300	0	36,300	0		
B1109P146			Zone/Land Use    16 RESIDENTIAL			2014	36,300	0	36,300	0		
			Secondary Zone			2015	36,300	0	36,300	0		
						2016	36,300	0	36,300	0		
			Topography    1 Level			2017	36,300	0	36,300	0		
1.Level            4.Below St        7.Steep 2.Rolling           5.Low                8.Rough 3.Above St        6.Swampy           9.						2018	36,300	0	36,300	0		
						2019	36,300	0	36,300	0		
			Utilities    1 All Public			2020	36,300	0	36,300	0		
			1.Public            4.Dr Well            7.Cesspool 2.Water            5.DUG/LAKE        8. 3.Sewer            6.Septic             9.None			2021	36,300	0	36,300	0		
						2022	36,300	0	36,300	0		
						2023	45,400	0	45,400	0		
						2024	45,400	0	45,400	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						
				%								
				%								
				%								
				%								
				%								
				%								
				%								
				%								
				%								
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A  Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2		Acreage/Sites										
		20	1.00	100 %	0							
		21	0.08	100 %	0							
				%								
				%								
				%								
				%								
				%								
				%								
				%								
Total Acreage    0.08												

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

**WISCASSET**

Map Lot U05-017-A

Account 1480

Location 40 WILLOW LANE

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 <b>100%</b>			3.	6.	9.
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic		
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.
Stories			4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type <b>0%</b>			Insulation		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.				3.Defmaint	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.
Bsmt Gar # Cars						Entrance Code <b>4 Unoccupied</b>		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code <b>5 Estimate</b>		
Date Inspected 12/04/2006						1.Owner	4.Agent	7.
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.
<b>Additions, Outbuildings &amp; Improvements</b>								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot U05-017-B

Account 1481

Location 52 WILLOW LANE

Card 1 Of 1 9/25/2024

MCLEOD(TRUSTEE), KEITH L  
MCLEOD(TRUSTEE), PATRICIA A  
PATRICIA A. & KEITH L. MCLEOD LIVING TRUST  
WISCASSET ME 04578

B5636P122

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

6/5/23 W/MRS, BELIEVE 22 SOLAR PANELS INSTALLED ON  
BACK OF HOUSE/GAR  
2003-HOUSE ALSO TWO STORY NOW OPEN FRAME  
PORCH/DECK AND GARAGE NOW 2 STORY, NOT FINISHED,  
CHECK IN 2004 FOR BATHROOM AND BEDROOMS.  
2004-GARAGE WITH LIVING SPACE UPSTAIRS IS FINISHED  
AS WELL AS SECOND BATH. GARAGE CODE NOW 92 AS IS  
LIVING SPACE.

WISCASSET

### Property Data

Neighborhood <b>103 RURAL WEST</b>		
Tree Growth Year <b>0</b>		
FARM LAND YEAR <b>0</b>		
OPEN SPACE YEAR <b>0</b>		
Zone/Land Use <b>16 RESIDENTIAL</b>		
Secondary Zone		
Topography <b>3 Above Street 1 Level</b>		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities <b>4 Drilled Well 3 Public Sewer</b>		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street <b>1 Paved</b>		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN <b>0</b>		
CONSERV EASE <b>0</b>		
<b>Sale Data</b>		
Sale Date <b>12/01/1999</b>		
Price <b>135,000</b>		
Sale Type <b>2 Land &amp; Buildings</b>		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing <b>9 Unknown</b>		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity <b>1 Arms Length Sale</b>		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified <b>5 Public Record</b>		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

### Assessment Record

Year	Land	Buildings	Exempt	Total
2011	41,800	211,000	10,000	242,800
2012	41,800	211,000	10,000	242,800
2013	41,800	211,000	10,000	242,800
2014	41,800	211,000	10,000	242,800
2015	41,800	211,000	10,000	242,800
2016	41,800	211,000	15,000	237,800
2017	41,800	211,000	20,000	232,800
2018	41,800	211,000	20,000	232,800
2019	41,800	211,000	20,000	232,800
2020	41,800	211,000	25,000	227,800
2021	41,800	211,000	25,000	227,800
2022	41,800	211,000	24,000	228,800
2023	52,300	263,800	25,000	291,100
2024	52,300	263,800	25,000	291,100

### Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		<b>Acres</b>
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
		<b>Total Acreage</b>		2.11		

# WISCASSET

Map Lot U05-017-B




Account 1481

Location 52 WILLOW LANE

Card 1

Of 1

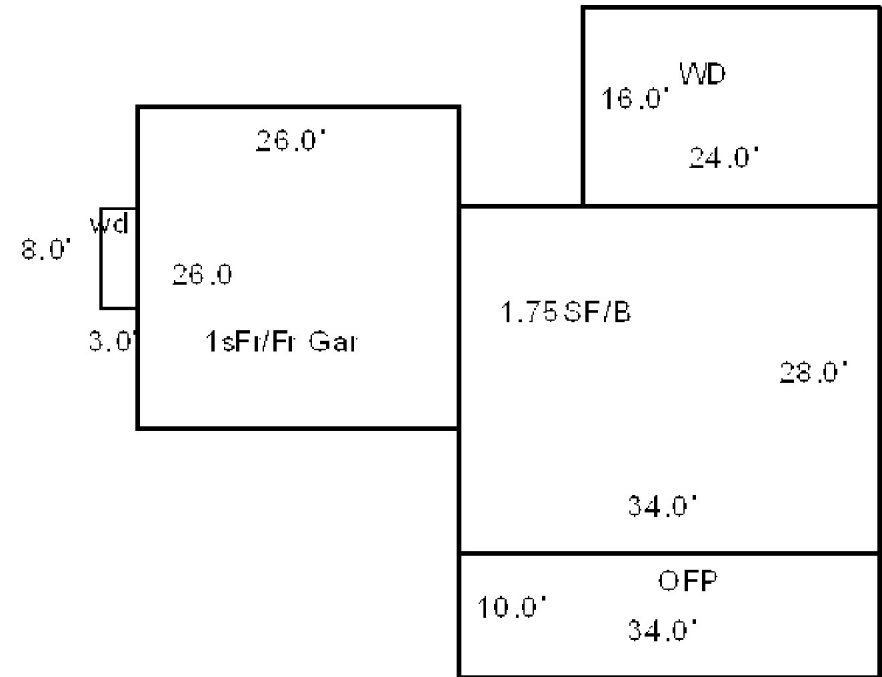
9/25/2024

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>5</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>2 Two Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>952</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>8</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1992</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>2002</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/04/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	2002	676	4 95	4	0 %	100 %		1.ONE STORY FRAM
21 Open Frame	2002	340	4 95	4	0 %	100 %		2.TWO STORY FRAM
1 ONE STORY	2002	676	4 100	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	2007	384	3 100	4	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	2007	24	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



# WISCASSET

Property Data			Assessment Record								
Neighborhood <b>103 RURAL WEST</b>			Year	Land		Buildings		Exempt	Total		
			2023	0		10,300		10,300	0		
Tree Growth Year <b>0</b>			2024	0		10,300		10,300	0		
FARM LAND YEAR											
OPEN SPACE YEAR											
Zone/Land Use <b>16 RESIDENTIAL</b>											
Secondary Zone											
Topography <b>2 Rolling</b>											
1.Level	4.Below St	7.Steep									
2.Rolling	5.Low	8.Rough									
3.Above St	6.Swampy	9.									
Utilities											
1.Public	4.Dr Well	7.Cesspool									
2.Water	5.DUG/LAKE	8.									
3.Sewer	6.Septic	9.None									
Street <b>1 Paved</b>											
1.Paved	4.Proposed	7.	<b>Land Data</b>								
2.Semi Imp	5.Private	8.									
3.Gravel	6.Pub Eas	9.NoStreet	<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>		
					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>			
TREE GROWTH PLAN <b>0</b>					11.Regular Lot			%			1.Open Space
CONSERV   EASE <b>0</b>					12.Delta Triangle			%			2.Neighborhood A
<b>Sale Data</b>					13.Nabla Triangle			%			3.Topography
					14.Rear Land			%			4.Size/Shape
Sale Date			15.Front Foot			%		5.Access			
Price						%		6.Restriction			
Sale Type			<b>Square Foot</b>	<b>Square Feet</b>					7.Corner/Locatio		
1.Land	4.Mobile	7.				%		8.View/Environ			
2.L & B	5.Other	8.				%		9.Fract   Share			
3.Building	6.	9.				%		<b>Acres</b>			
Financing				16.Regular Lot			%		30.Rear 20+		
1.Convent	4.Seller	7.		17.Secondary Site			%		31.Waterfront Rea		
2.FHA/VA	5.Private	8.		18.Secondary Site			%		32.Open Space		
3.Assumed	6.Cash	9.Unknown		19.Condominium			%		33.RestrictEsm		
Validity				20.Base Homesite			%		34.PASTURE 1		
1.Valid	4.Split	7.Renovate		<b>Fract. Acre</b>	<b>Acreeage/Sites</b>					35.HORTICULTURAL-	
2.Related	5.Partial	8.Other	21.HS Size Adj				%		36.Pasture 3		
3.Distress	6.Exempt	9.Foreclose	22.Base Waterfron				%		37.Softwood		
Verified			23.Deep WF Size A				%		38.Mixed Wood		
1.Buyer	4.Agent	7.Family	<b>Acres</b>				%		39.Hardwood		
2.Seller	5.Pub Rec	8.Other	24.Base Waterfron				%		40.Wasteland		
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		<b>Total Acreage</b>			0.00	44.Site Improveme		
			29.Rear Land 11-2					45.CAMP SITE			
								46.PAVING/00			

**WISCASSET**

Map Lot U05-017-B ON

Account 2784

Location 52 WILLOW LANE

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 <b>100%</b>			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type <b>0%</b>			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code <b>0</b>		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6. 9.		
3.Wet	6.	9.				Information Code <b>0</b>		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected								
<b>Additions, Outbuildings &amp; Improvements</b>								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
124 SOLAR PANELS	2023				%	%	10,300	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 U05-017-C

Account 1482

Location 46 WILLOW LANE

Card 1 Of 1 9/25/2024

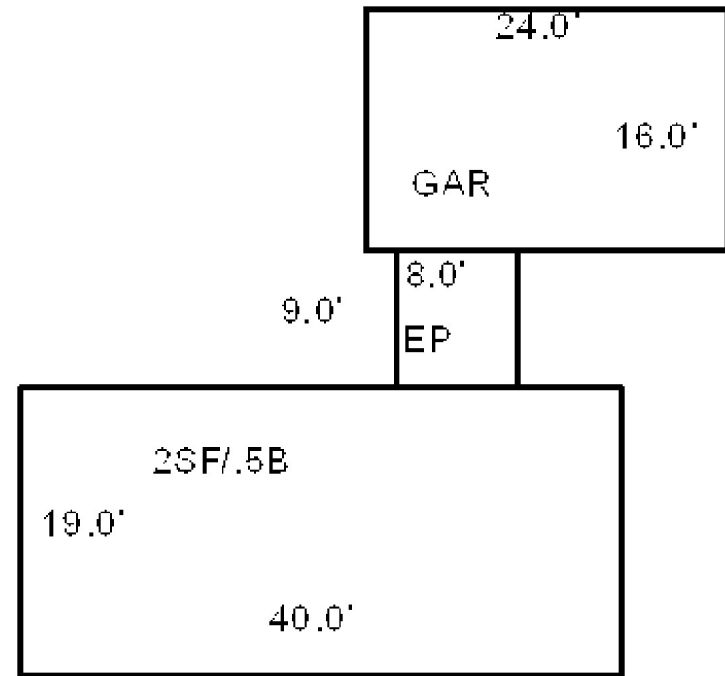
Building Style	<b>5 Colonial</b>		SF Bsmt Living	<b>0</b>		Layout	<b>1 Typical</b>		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade	<b>0 0</b>		1.Typical	4.	7.	
2.Ranch	6.Split	10.Double	HEARTH	<b>0</b>		2.Inadeq	5.	8.	
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type	<b>50%</b>	<b>5 Forced Warm Air</b>	3.	6.	9.	
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic	<b>9 None</b>		
Dwelling Units	<b>1</b>		2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.	
Other Units	<b>0</b>		3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.	
Stories	<b>2 Two Story</b>		4.Steam	8.FI/Wall	12.	3.3/4 Fin	6.	9.None	
1.1	4.1.5	7.	Cool Type	<b>0% 9 None</b>		Insulation	<b>1 Full</b>		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.	
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.	
Exterior Walls	<b>1 CLAPBOARD</b>		3.H Pump	6.	9.None	3.Capped	6.	9.None	
1.CLAP	5.T-111	9.OTHER	Kitchen Style	<b>3 OLD STYLE</b>		Unfinished %	<b>0%</b>		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor	<b>4 Good 95%</b>		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad	
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++ Grad	
Roof Surface	<b>1 Asphalt Shingles</b>		Bath(s) Style	<b>2 TYPICAL</b>		3.C Grade	6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)	<b>760</b>		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition	<b>2 Fair</b>		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G	
SF Masonry Trim	<b>0</b>		# Rooms	<b>6</b>		2.Fair	5.Avg+	8.Exc	
OPEN-3-CUSTOM	<b>0</b>		# Bedrooms	<b>4</b>		3.Avg-	6.Good	9.Same	
OPEN-4-CUSTOM	<b>0</b>		# Full Baths	<b>1</b>		Phys. % Good	<b>0%</b>		
Year Built	<b>1860</b>		# Half Baths	<b>0</b>		Funct. % Good	<b>80%</b>		
Year Remodeled	<b>0</b>		# Addn Fixtures	<b>0</b>		Functional Code	<b>5 COND/DES/UTIL</b>		
Foundation	<b>3 Brick &amp;/or Stone</b>		# Fireplaces	<b>1</b>		1.Incomp	4.SMALL	7.LAYOUT	
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER	
2.C Block	5.Slab	8.				3.Defmaint	6.STYLE	9.None	
3.Br/Stone	6.Piers	9.				Econ. % Good	<b>100%</b>		
Basement	<b>2 1/2 Basement</b>					Economic Code	<b>None</b>		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None	
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.	
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.	
Bsmt Gar # Cars	<b>0</b>					Entrance Code	<b>1 Interior Inspect</b>		
Wet Basement	<b>2 Damp Basement</b>					1.Interior	4.Vacant	7.	
1.Dry	4.	7.				2.Refusal	5.Estimate	8.	
2.Damp	5.	8.				3.Informed	6.	9.	
3.Wet	6.	9.				Information Code	<b>1 Owner</b>		

</

Date Inspected 12/04/2006

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	0	72	0 0	0	0 %	0 %		2.TWO STORY FRAM
23 Frame Garage	1950	384	0 0	0	0 %	0 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U05-017-D			Account 1483	Location 68 WILLOW LANE			Card 1		Of 1	9/25/2024	
MALABY, ELIZABETH H MALABY, RICHARD S 68 WILLOW LANE WISCASSET ME 04578  B5923P117				<b>Property Data</b>			<b>Assessment Record</b>				
				Neighborhood <b>103 RURAL WEST</b>			Year	Land	Buildings	Exempt	Total
				Tree Growth Year <b>0</b>			2011	43,300	271,900	16,000	299,200
				FARM LAND YEAR <b>0</b>			2012	43,300	271,900	16,000	299,200
				OPEN SPACE YEAR <b>0</b>			2013	43,300	271,900	16,000	299,200
Previous Owner GAGNON, PETER M GAGNON, BETHANY M 68 WILLOW LANE WISCASSET ME 04578 Sale Date: 8/22/2022				Zone/Land Use <b>16 RESIDENTIAL</b>			2014	43,300	271,900	16,000	299,200
				Secondary Zone			2015	43,300	271,900	16,000	299,200
							2016	43,300	271,900	21,000	294,200
				Topography <b>3 Above Street 7 Steep</b>			2017	43,300	271,900	26,000	289,200
				1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	43,300	271,900	26,000	289,200
2019	43,300	271,900	26,000				289,200				
WISCASSET ME 04578 Sale Date: 12/13/2019				Utilities <b>4 Drilled Well 3 Public Sewer</b>			2020	43,300	271,900	25,000	290,200
				1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	43,300	271,900	25,000	290,200
							2022	43,300	271,900	24,000	291,200
				Street <b>1 Paved</b>			2023	54,100	339,900	25,000	369,000
				1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2024	54,100	339,900	25,000	369,000
<b>Land Data</b>											
Inspection Witnessed By:				<b>Front Foot</b>  11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b> 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share <b>Acres</b> 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00
							Frontage	Depth	Factor	Code	
									%		
									%		
									%		
X				<b>Square Foot</b>  16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			<b>Square Feet</b>				
								%			
								%			
								%			
								%			
Notes: 2002-FORMER OWNER: MELISSA A. BOGACZYK BK2002 PG0088. CHECK VALUE OF HOUSE, SOLD FOR MUCH MORE!! 2003 ONLY CHANGE IS DIVORCE DECREE FOR BOGACZYK BK2884 PG109				<b>Fract. Acre</b> 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A <b>Acres</b> 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2			<b>Acreage/Sites</b>				
							20	1.00	100	%	0
							21	1.00	100	%	0
							28	1.85	100	%	0
										%	
<b>WISCASSET</b>											
								%			
								%			
								%			
								%			
						<b>Total Acreage</b>		2.85			

# WISCASSET

Map Lot U05-017-D


Account 1483

Location 68 WILLOW LANE

Card 1

Of 1

9/25/2024

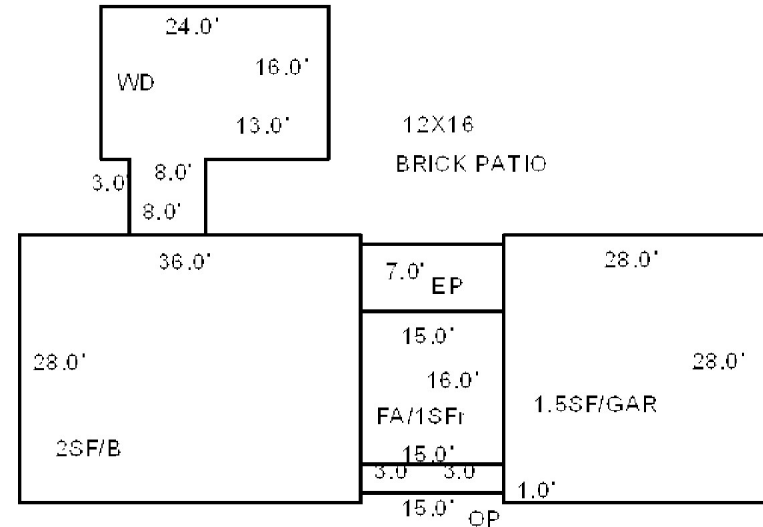
Building Style <b>5 Colonial</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>5 Floor &amp; Stairs</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>2 Two Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 100%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1008</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>8</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>3</b>	Phys. % Good <b>0%</b>
Year Built <b>1996</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>1</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/20/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	1996	240	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 Open Frame	0	45	0 0	0	0 %	0 %		2.TWO STORY FRAM
22 Encl Frame Porch	0	105	0 0	0	0 %	0 %		3.THREE STORY FR
93 1/2S AD/GAR.....	0	784	0 0	0	0 %	0 %		4.1 & 1/2 STORY
68 Wood Deck	0	448	0 0	0	0 %	0 %		5.1 & 3/4 STORY
62 Patio	0	192	0 0	0	0 %	0 %		6.2 & 1/2 STORY
77 1.50 ST	2004	900	3 95	2	75 %	100 %		21.Open Frame Por
29 Finished Attic	0	240	0 0	0	0 %	0 %		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

1.5SF/GARAGE 30X30



Card 1 Of 1 9/25/2024

**Total Acreage** 0.64

# WISCASSET

Map Lot U05-018

Account 1484

Location 56 WILLOW LANE

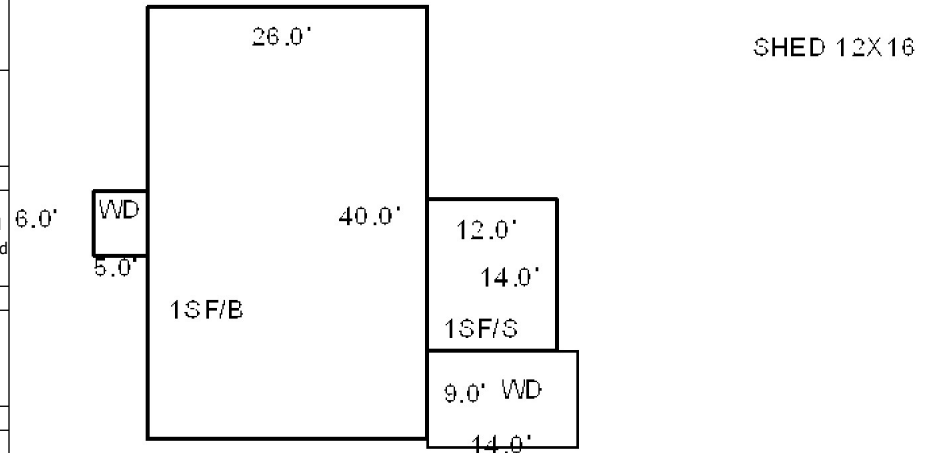
Card 1 Of 1 9/25/2024

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1040</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1967</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>2 Damp Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/04/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	30	0 0	0	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	1972	192	0 0	0	0 %	100 %		2.TWO STORY FRAM
1 ONE STORY	2004	168	0 0	0	0 %	100 %		3.THREE STORY FR
68 Wood Deck	2004	126	3 100	4	0 %	100 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic





KELLEY, MILTON A KELLEY, ROBERTA R WISCASSET ME 04578  B2719P23			Property Data			Assessment Record							
			Neighborhood <b>103 RURAL WEST</b>			Year	Land	Buildings	Exempt	Total			
						2011	113,400	99,400	16,000	196,800			
						2012	67,700	99,400	16,000	151,100			
						2013	67,700	99,400	16,000	151,100			
			Zone/Land Use <b>16 RESIDENTIAL</b>			2014	67,700	99,400	16,000	151,100			
			Secondary Zone			2015	67,700	99,400	16,000	151,100			
						2016	67,700	99,400	0	167,100			
			Topography <b>2 Rolling</b>			2017	67,700	99,400	0	167,100			
						1.Level               4.Below St           7.Steep	2018	67,700	99,400	0	167,100		
2.Rolling           5.Low               8.Rough	2019	67,700				99,400	26,000	141,100					
3.Above St       6.Swampy           9.	2020	67,700				99,400	31,000	136,100					
Utilities <b>1 All Public       8</b>	2021	67,700				99,400	31,000	136,100					
1.Public           4.Dr Well           7.Cesspool	2022	67,700				99,400	29,760	137,340					
			2.Water           5.DUG/LAKE       8.	2023	84,600	124,300	31,000	177,900					
			3.Sewer           6.Septic           9.None	2024	84,600	124,300	31,000	177,900					
			Street <b>1 Paved</b>										
			1.Paved           4.Proposed       7.										
			2.Semi Imp       5.Private       8.										
			3.Gravel          6.Pub Eas       9.NoStreet										
			TREE GROWTH PLAN <b>0</b>										
			CONSERV EASE <b>0</b>										
			<b>Sale Data</b>										
			Sale Date <b>8/08/2001</b>										
X			Price <b>115,000</b>										
			Sale Type <b>2 Land &amp; Buildings</b>										
			1.Land           4.Mobile       7.										
			2.L & B          5.Other       8.										
			3.Building      6.           9.										
			Financing <b>9 Unknown</b>										
			1.Convent       4.Seller       7.										
			2.FHA/VA       5.Private     8.										
			3.Assumed      6.Cash       9.Unknown										
			Validity <b>1 Arms Length Sale</b>										
			1.Valid           4.Split       7.Renovate										
			2.Related       5.Partial    8.Other										
			3.Distress      6.Exempt    9.Foreclose										
			Verified <b>5 Public Record</b>										
			1.Buyer          4.Agent       7.Family										
			2.Seller          5.Pub Rec    8.Other										
			3.Lender         6.MLS       9.										
Inspection Witnessed By:													
Notes: '15 Per written request remove exemptions( wants them in Florida). 8/20/01-PER TAX COLLECTOR JIM GEORGE TAX BILL TO BE SENT TO NEW OWNER:   KELLEY, LEAVING MRS. TEMPLE'S NAME AS WELL.PREVIOUS BK1108 PG0254 2012-Corrected neighborhood from village to rural west and corrected land factor as well.													
WISCASSET													

# WISCASSET

Map Lot U05-019


Account 1485

Location 53 GARDINER ROAD

Card 1

Of 1

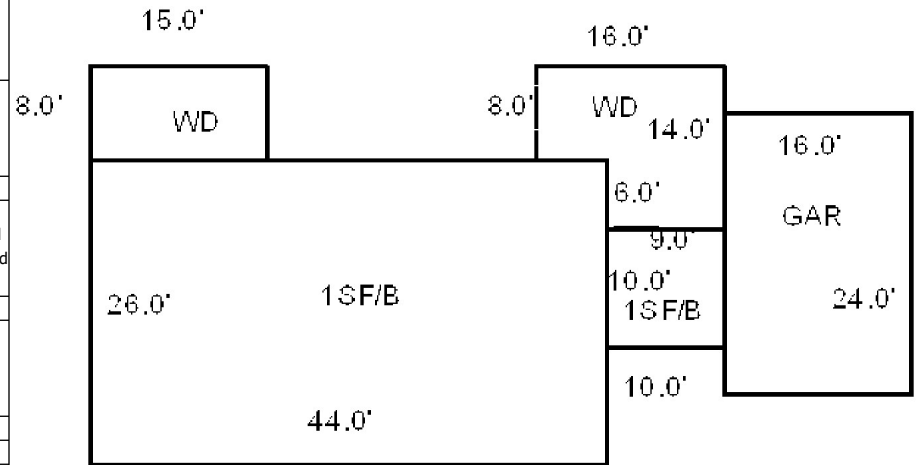
9/25/2024

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1144</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1965</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/04/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	0	90	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	0	384	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	0	120	0 0	0	0 %	0 %		3.THREE STORY FR
68 Wood Deck	0	182	0 0	0	0 %	0 %		4.1 & 1/2 STORY
62 Patio	0	120	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



WISCASSET, TOWN OF WISCASSET ME 04578  B1340P348			Property Data			Assessment Record					
			Neighborhood <b>101 VILLAGE</b>			Year	Land	Buildings	Exempt	Total	
						2011	111,000	0	111,000	0	
						2012	111,000	0	111,000	0	
			Tree Growth Year <b>0</b>			2013	111,000	0	111,000	0	
FARM LAND YEAR <b>0</b>			Zone/Land Use <b>17 BUSINESS</b>	2014	111,000	0	111,000	0			
OPEN SPACE YEAR <b>0</b>				2015	111,000	0	111,000	0			
Secondary Zone				2016	111,000	0	111,000	0			
				Topography <b>1 Level</b>	2017	111,000	0	111,000	0		
					2018	111,000	0	111,000	0		
1.Level                    4.Below St            7.Steep 2.Rolling                5.Low                    8.Rough 3.Above St               6.Swampy               9.			Utilities <b>9 NoWater/NoSewer</b>	2019	111,000	0	111,000	0			
				1.Public                    4.Dr Well                7.Cesspool 2.Water                    5.DUG/LAKE            8. 3.Sewer                    6.Septic                9.None	2020	111,000	0	111,000	0		
					2021	111,000	0	111,000	0		
Inspection Witnessed By:  X  Date				2022	111,000	0	111,000	0			
				Street <b>1 Paved</b>  1.Paved                    4.Proposed               7. 2.Semi Imp                5.Private                 8. 3.Gravel                    6.Pub Eas                9.NoStreet	2023	138,700	0	138,700	0		
			2024		138,700	0	138,700	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					
	20	1.00	95	%	0						
	21	0.59	100	%	0						
				%		38.Mixed Wood					
				%		39.Hardwood					
				%		40.Wasteland					
				%		41.CAMP SITE					
				%		42.Mobile Home Si					
				%		43.Condo Site					
				%		44.Site Improve					
Total Acreage    0.59						45.CAMP SITE					
						46.PAVING/00					
Notes:   											

**WISCASSET**

Map Lot U05-019-A

Account 1486

Location 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 <b>100%</b>			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type <b>0%</b>			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code <b>5 Estimated</b>		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.	3.Informed 6. 9.					
3.Wet	6.	9.	Information Code <b>5 Estimate</b>					
Date Inspected 12/04/2006			1.Owner 4.Agent 7.			2.Relative 5.Estimate 8.		
			2.Relative 5.Estimate 8.			3.Tenant 6.Other 9.		
<b>Additions, Outbuildings &amp; Improvements</b>								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot    U05-019-B			Account    1487			Location    57 GARDINER ROAD			Card    1		Of    1		9/25/2024		
CHADWICK, RYAN S CHADWICK, JEFFREY M WISCASSET ME 04578  B5970P46						Property Data			Assessment Record						
						Neighborhood    103 RURAL WEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year    0			2011	45,200	27,400	0	72,600		
						FARM LAND YEAR    0			2012	47,400	27,400	0	74,800		
						OPEN SPACE YEAR    0			2013	47,400	27,400	0	74,800		
Previous Owner SOULE(TRUSTEE), CAROLYN A CAROLYN A SOULE LIVING TRUST PO BOX 325 WISCASSET ME 04578 Sale Date: 12/30/2022						Zone/Land Use    19 COMMERCIAL			2014	47,400	27,400	0	74,800		
						Secondary Zone			2015	47,400	27,400	0	74,800		
									2016	47,400	27,400	0	74,800		
						Topography    1 Level			2017	47,400	27,400	0	74,800		
						Previous Owner SOULE, JR., FRANCIS S. SOULE, CAROLYN S  WISCASSET ME 04578 Sale Date: 1/15/2020						1.Level    4.Below St    7.Steep	2018	47,400	27,400
2.Rolling    5.Low    8.Rough	2019	47,400	27,400	0	74,800										
3.Above St    6.Swampy    9.	2020	47,400	27,400	0	74,800										
Utilities    1 All Public	2021	47,400	27,400	0	74,800										
1.Public    4.Dr Well    7.Cesspool	2022	47,400	27,400	0	74,800										
						2.Water    5.DUG/LAKE    8.	2023	50,300	29,000	0	79,300				
						3.Sewer    6.Septic    9.None	2024	50,300	29,000	0	79,300				
						Street    1 Paved			Land Data						
						1.Paved    4.Proposed    7.	Front Foot	Type	Effective		Influence		Influence Codes		
						2.Semi Imp    5.Private    8.			Frontage	Depth	Factor	Code			
Inspection Witnessed By:						3.Gravel    6.Pub Eas    9.NoStreet	11.Regular Lot					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    12/30/2022	15.Front Foot					5.Access			
X															

# WISCASSET

Map Lot U05-019-B

Account 1487

Location 57 GARDINER ROAD

Card 1

Of 1

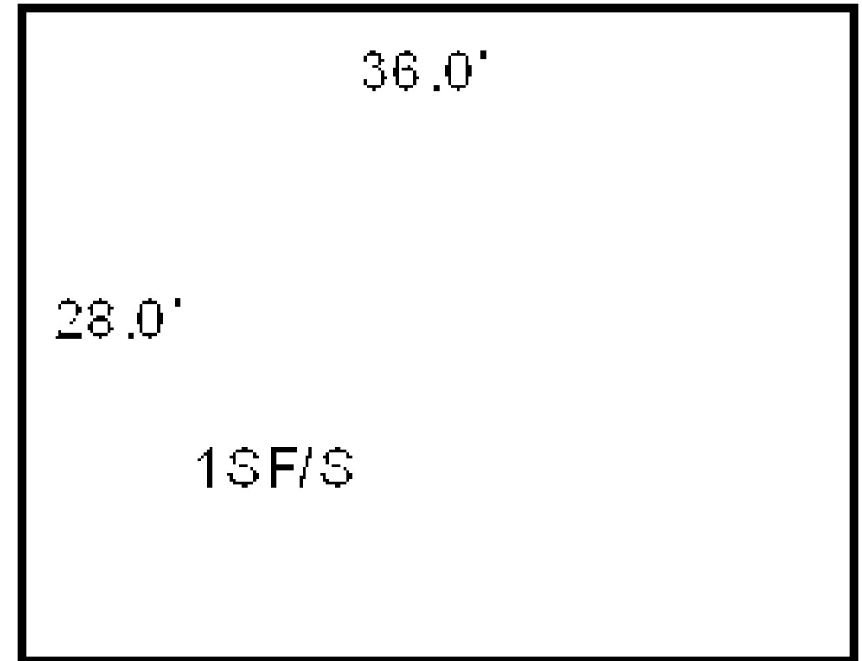
9/25/2024

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

Date Inspected 2/03/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
228 GARAGE FRAME	1970	1008	3 100	2	0 %	100 %		1.ONE STORY FRAM
271 OFFICE MEZZ	0	240	3 100	4	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic





Map Lot U05-020			Account 1488			Location 47 GARDINER ROAD			Card 1 Of 1			9/25/2024					
APPLB, LLC. 47 GARDINER ROAD WISCASSET ME 04578						Property Data			Assessment Record								
						Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total				
						Tree Growth Year 0			2011	50,100	118,300	0	168,400				
						FARM LAND YEAR 0			2012	86,100	118,300	0	204,400				
						OPEN SPACE YEAR 0			2013	86,100	118,300	0	204,400				
B2477P165 B4931P199						Zone/Land Use 19 COMMERCIAL			2014	86,100	118,300	0	204,400				
Previous Owner THE FIRST, N.A.						Secondary Zone			2015	86,100	118,300	0	204,400				
									2016	86,100	118,300	0	204,400				
PO BOX 940 DAMARISCOTTA ME 04543 Sale Date: 9/18/2018						Topography 2 Rolling			2017	86,100	118,300	0	204,400				
Previous Owner MAINE-OK ENTERPRISES, INC. C/O FIRST FEDERAL SAVINGS PO BOX 26 BOOTHBAY HARBOR ME 04538 0357 Sale Date: 9/18/2015						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	85,500	118,500	0	204,000				
						Utilities 1 All Public 8			2019	85,500	118,500	0	204,000				
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	85,500	118,500	0	204,000				
						Street 1 Paved			2021	85,500	118,500	0	204,000				
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	85,500	118,500	0	204,000				
						TREE GROWTH PLAN 0			2023	90,500	148,200	0	238,700				
						CONSERV EASE 0			2024	90,500	148,200	0	238,700				
						Sale Data			Land Data								
						Sale Date 9/18/2018			Front Foot		Type	Effective		Influence		Influence Codes	
						Price 125,000			11.Regular Lot			Frontage	Depth	Factor	Code	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.			16.Regular Lot							7.Corner/Locatio							
2.FHA/VA 5.Private 8.			17.Secondary Site							8.View/Environ							
3.Assumed 6.Cash 9.Unknown			18.Secondary Site							9.Fract Share							
Validity 3 Distressed Sale			19.Condominium							Acres							
1.Valid 4.Split 7.Renovate			20.Base Homesite							30.Rear 20+							
2.Related 5.Partial 8.Other			Fract. Acre			Acreage/Sites				31.Waterfront Rea							
3.Distress 6.Exempt 9.Foreclose			21.HS Size Adj		47	1.00	180	%	2	32.Open Space							
Verified 5 Public Record			22.Base Waterfron		48	0.99	100	%	0	33.RestrictEsm							
1.Buyer 4.Agent 7.Family			23.Deep WF Size A							34.PASTURE 1							
2.Seller 5.Pub Rec 8.Other			Acres							35.HORTICULTURAL-							
3.Lender 6.MLS 9.			24.Base Waterfron							36.Pasture 3							
			25.Shallow WF Siz							37.Softwood							
			26.Base Water Inf							38.Mixed Wood							
			27.Influence W Si							39.Hardwood							
			28.Rear Land 1~10							40.Wasteland							
			29.Rear Land 11-2							41.CAMP SITE							
					Total Acreage		0.99		42.Mobile Home Si								
									43.Condo Site								
									44.Site Improve								
									45.CAMP SITE								
									46.PAVING/00								
WISCASSET																	

# WISCASSET

Map Lot U05-020


Account 1488

Location 47 GARDINER ROAD

Card 1

Of 1

9/25/2024

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>1</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>100% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1204</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>7</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1960</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>1</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>Location</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

SHED 8X10



Date Inspected 12/04/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	1968	392	0 0	0	0 %	0 %		1.ONE STORY FRAM
11 1	0	160	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	2017	160	3 100	4	0 %	100 %		3.THREE STORY FR
24 Frame Shed	1988	80	3 100	4	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	2015	48	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



THE, N.A. FIRST DAMARISCOTTA ME 04543			Property Data			Assessment Record					
			Neighborhood    103 RURAL WEST			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year        0			2018	45,600	0	0	45,600	
			FARM LAND YEAR            0			2019	45,600	0	0	45,600	
			OPEN SPACE YEAR            0			2020	45,600	0	0	45,600	
			Zone/Land Use    19 COMMERCIAL			2021	45,600	0	0	45,600	
			Secondary Zone			2022	45,600	0	0	45,600	
						2023	48,400	0	0	48,400	
			Topography            2 Rolling			2024	48,400	0	0	48,400	
			1.Level            4.Below St        7.Steep 2.Rolling        5.Low                8.Rough 3.Above St       6.Swampy            9.								
			Utilities    3 Public Sewer    4 Drilled Well								
			1.Public            4.Dr Well            7.Cesspool 2.Water            5.DUG/LAKE        8. 3.Sewer            6.Septic             9.None								
			Street        1 Paved								
			1.Paved            4.Proposed          7. 2.Semi Imp        5.Private            8. 3.Gravel            6.Pub Eas            9.NoStreet								
Inspection Witnessed By:			TREE GROWTH PLAN            0			Land Data					
			CONSERV EASE            0								
			Sale Data								
			Sale Date								
			Price								
X											

**WISCASSET**

Map Lot U05-020-A

Account 2664

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

Map Lot U05-021

Account 1489

Location 39 GARDINER ROAD

Card 1 Of 1 9/25/2024

FIRST NATIONAL BANK  
OF DAMARISCOTTA  
DAMARISCOTTA ME 04543

B1429P37

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

Neighborhood <b>103 RURAL WEST</b>		
Tree Growth Year <b>0</b>		
FARM LAND YEAR <b>0</b>		
OPEN SPACE YEAR <b>0</b>		
Zone/Land Use <b>19 COMMERCIAL</b>		
Secondary Zone		
Topography <b>4 Below Street</b>		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities <b>1 All Public</b>		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street <b>1 Paved</b>		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN <b>0</b>		
CONSERV EASE <b>0</b>		
<b>Sale Data</b>		
Sale Date		
Price		
Sale Type		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

### Assessment Record

Year	Land	Buildings	Exempt	Total
2011	100,500	588,100	0	688,600
2012	136,500	588,100	0	724,600
2013	136,500	588,100	0	724,600
2014	136,500	588,100	0	724,600
2015	136,500	588,100	0	724,600
2016	136,500	588,100	0	724,600
2017	136,500	588,100	0	724,600
2018	136,500	588,100	0	724,600
2019	136,500	588,100	0	724,600
2020	136,500	588,100	0	724,600
2021	136,500	588,100	0	724,600
2022	136,500	588,100	0	724,600
2023	144,700	623,700	0	768,400
2024	144,700	623,700	0	768,400

### Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		<b>Acres</b>
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
<b>Total Acreage</b>		2.03				

# WISCASSET

Map Lot U05-021


Account 1489

Location 39 GARDINER ROAD

Card 1

Of 1

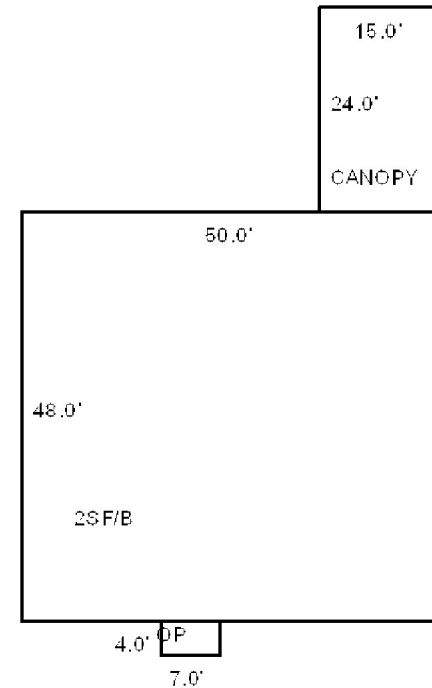
9/25/2024

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

Date Inspected 3/14/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
321 BSMT	1988	2376	4 110	4	0 %	150 %		1.ONE STORY FRAM
320 BANK WD	0	2376	4 110	4	0 %	150 %		2.TWO STORY FRAM
320 BANK WD	0	950	4 110	4	0 %	150 %		3.THREE STORY FR
21 Open Frame	0	28	4 110	4	0 %	150 %		4.1 & 1/2 STORY
21 Open Frame	0	24	4 110	4	0 %	150 %		5.1 & 3/4 STORY
308 CANOPY	0	384	4 110	4	0 %	150 %		6.2 & 1/2 STORY
344 PAVING.....	0	15000	3 100	4	0 %	50 %		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 U05-022

Account 1490

Location 29 GARDINER ROAD

Card 1 Of 1 9/25/2024

GARDINER ROAD, LLC  
C/O PALMETTO STATES PROPERTIES, INC.  
OAKLAND PARK FL 33334 3157

B4612P261

Previous Owner  
DOERING JR., RALPH H.

PO BOX 215  
WISCASSET ME 04578  
Sale Date: 12/19/2012

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2012-Corrected neighborhood from village to rural west and corrected land factor as well.  
2013-Previous owner: Ralph H. Doering, Jr. BK2512 PG78.  
Raised garage and placed slab on grade.

WISCASSET

### Property Data

Neighborhood	103 RURAL WEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	16 RESIDENTIAL		
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		12/19/2012	
Price		140,000	
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		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	116,500	127,900	0	244,400
2012	69,400	127,900	0	197,300
2013	69,400	128,400	0	197,800
2014	69,400	128,400	0	197,800
2015	69,400	128,400	0	197,800
2016	69,400	128,400	0	197,800
2017	69,400	128,400	0	197,800
2018	69,400	128,400	0	197,800
2019	69,400	128,400	0	197,800
2020	69,400	128,400	0	197,800
2021	69,400	128,400	0	197,800
2022	69,400	128,400	0	197,800
2023	86,800	160,500	0	247,300
2024	86,800	160,500	0	247,300

### Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		1.51				


# WISCASSET

Map Lot U05-022

Account 1490

Location 29 GARDINER ROAD

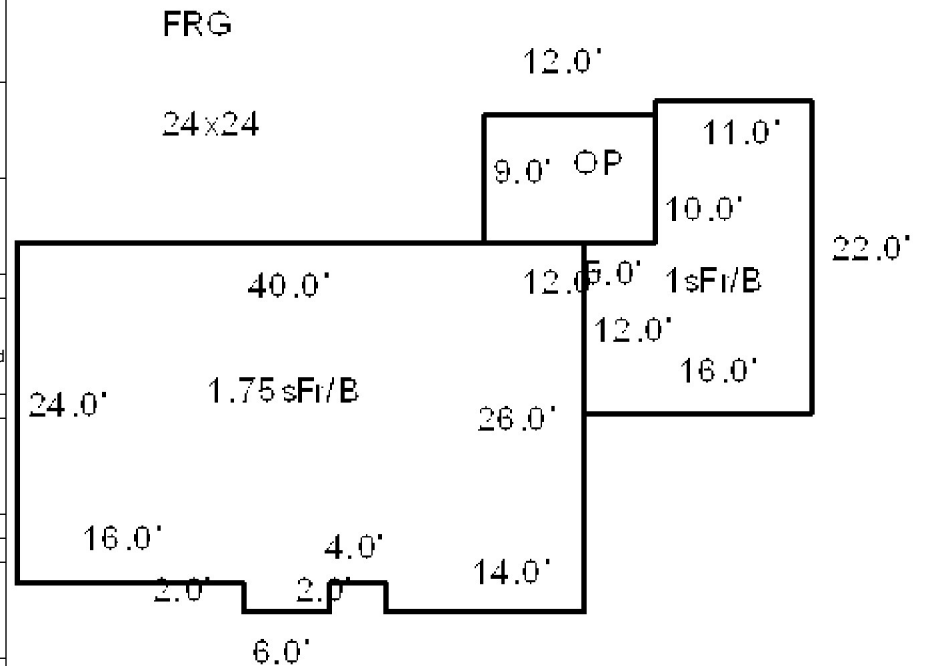
Card 1 Of 1 9/25/2024

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>5 One &amp; 3/4 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>3 COMPOSITION</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1000</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>48</b>	# Rooms <b>7</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>4</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1958</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>1</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>95%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>Location</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>3 Tenant</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/04/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	8	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 Open Frame	0	108	0 0	0	0 %	0 %		2.TWO STORY FRAM
11 1	0	302	0 0	0	0 %	0 %		3.THREE STORY FR
23 Frame Garage	0	576	3 105	4	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	2004	108	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



SHOREY, PETER A  
WISCASSET ME 04578

B4591P133

Previous Owner  
SHOREY, HELEN P.

PO BOX 600  
WISCASSET ME 04578  
Sale Date: 11/05/2012

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2012-Corrected neighborhood from village to rural west and corrected land factor as well.  
2013-Former owner: Helen P. Shorey BK2152 PG42 deeded property to son, Peter A. Shorey. Removed both homestead and veterans exemptions.

# WISCASSET

## Property Data

Neighborhood	103 RURAL WEST		
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		11/05/2012	
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	111,100	158,300	16,000	253,400
2012	67,000	158,300	16,000	209,300
2013	67,000	158,300	0	225,300
2014	67,000	158,300	10,000	215,300
2015	67,000	158,300	10,000	215,300
2016	67,000	158,300	15,000	210,300
2017	67,000	158,300	20,000	205,300
2018	67,000	158,300	20,000	205,300
2019	67,000	158,300	20,000	205,300
2020	67,000	158,300	25,000	200,300
2021	67,000	158,300	25,000	200,300
2022	67,000	158,300	24,000	201,300
2023	83,700	197,900	25,000	256,600
2024	83,700	197,900	25,000	256,600

## Land Data

<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
<b>Square Foot</b>		<b>Square Feet</b>				9.Fract Share
16.Regular Lot				%		<b>Acres</b>
17.Secondary Site				%		30.Rear 20+
18.Secondary Site				%		31.Waterfront Rea
19.Condominium				%		32.Open Space
20.Base Homesite				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
<b>Fract. Acre</b>		<b>Acreage/Sites</b>				36.Pasture 3
21.HS Size Adj	20	1.00	180	%	2	37.Softwood
22.Base Waterfron	21	0.60	100	%	0	38.Mixed Wood
23.Deep WF Size A				%		39.Hardwood
<b>Acres</b>				%		40.Wasteland
24.Base Waterfron				%		41.CAMP SITE
25.Shallow WF Siz				%		42.Mobile Home Si
26.Base Water Inf				%		43.Condo Site
27.Influence W Si				%		44.Site Improveme
28.Rear Land 1-10				%		45.CAMP SITE
29.Rear Land 11-2				%		46.PAVING/00
		<b>Total Acreage</b>		0.60		

# WISCASSET

Map Lot U05-022-A


Account 1491

Location 33 GARDINER ROAD

Card 1

Of 1

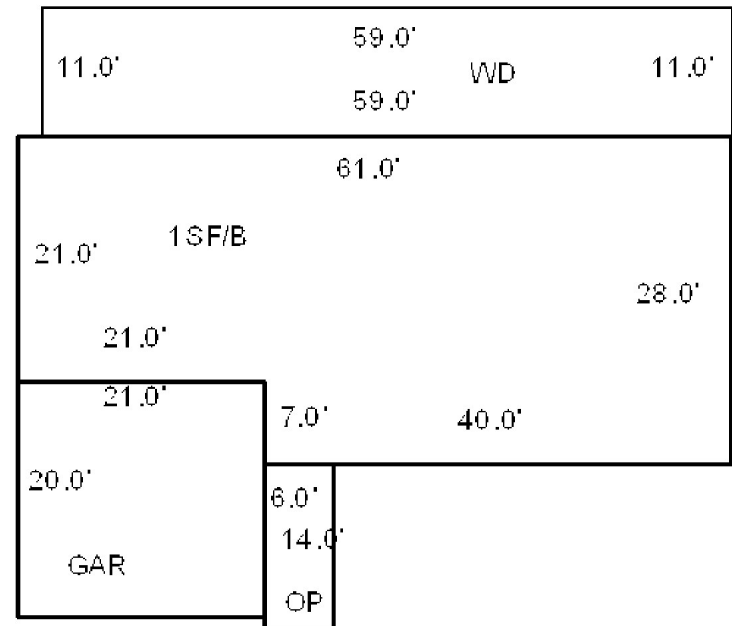
9/25/2024

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>156</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>2 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1561</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>5 Above Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>177</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1983</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>95%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>Location</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/04/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	0	420	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	0	649	0 0	0	0 %	0 %		2.TWO STORY FRAM
24 Frame Shed	2005	120	3 100	5	0 %	100 %		3.THREE STORY FR
21 Open Frame	0	84	0 0	0	0 %	0 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



SHED 10X12



Map Lot U05-023

Account 1492

Location 87 CHURCHILL STREET

Card 1 Of 1 9/25/2024

TRYBUS, TUCKER J TRYBUS, ABIGAIL L 87 Churchill Street Wiscasset ME 04578			Property Data			Assessment Record					
			Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2011	68,600	78,700	0	147,300	
			FARM LAND YEAR 0			2012	68,600	78,700	0	147,300	
			OPEN SPACE YEAR 0			2013	68,600	78,700	0	147,300	
B5720P258			Zone/Land Use 16 RESIDENTIAL			2014	68,600	78,700	0	147,300	
Previous Owner CURTIS, DIANE A J/T CURTIS, THOMAS B			Secondary Zone			2015	68,600	78,700	0	147,300	
						2016	68,600	78,700	0	147,300	
						Topography 1 Level			2017	68,600	78,700
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	68,600	78,700	0	147,300	
						2019	68,600	78,700	0	147,300	
Utilities 4 Drilled Well 3 Public Sewer						2020	68,600	78,700	0	147,300	
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None						2021	68,600	78,700	0	147,300	
						2022	68,600	78,700	0	147,300	
			Street 1 Paved			2023	85,700	98,400	0	184,100	
NEWCASTLE ME 04553 Sale Date: 6/02/2021 Previous Owner COLBY, JED E. CATES, DAWN & JAMES, SUSAN			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2024	85,700	98,400	0	184,100	
						Land Data					
						Front Foot		Type	Effective		Influence
			Frontage	Depth	Factor				Code		
			11.Regular Lot								
12.Delta Triangle											
13.Nabla Triangle											
Inspection Witnessed By:			14.Rear Land		15.Front Foot						
					16.Regular Lot						
					17.Secondary Site						
					18.Secondary Site						
					19.Condominium						
X			Price 223,000		Square Foot		Square Feet				
							16.Regular Lot				
							17.Secondary Site				
							18.Secondary Site				
							19.Condominium				
Date			20.Base Homesite		Fract. Acre		Acreage/Sites				
							20.Base Homesite				
							21.HS Size Adj				
							22.Base Waterfron				
							23.Deep WF Size A				
Notes:			Validity 1 Arms Length Sale		Acres		Total Acreage		1.08		
							24.Base Waterfron				
							25.Shallow WF Siz				
							26.Base Water Inf				
							27.Influence W Si				
2004-MRS. COLBY PASSED AWAY IN SEPT. 2003 PREVIOUS BK2098 PG344 REMOVED EXEMPTS			1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown		Verified 5 Public Record		28.Rear Land 1-10				
							29.Rear Land 11-2				
							1.Valid 4.Split 7.Renovate				
							2.Related 5.Partial 8.Other				
							3.Distress 6.Exempt 9.Foreclose				
WISCASSET			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.				29.Rear Land 11-2				
							1.Valid 4.Split 7.Renovate				
							2.Related 5.Partial 8.Other				
							3.Distress 6.Exempt 9.Foreclose				
							1.Valid 4.Split 7.Renovate				

WISCASSET






# WISCASSET

Map Lot U05-023

Account 1492

Location 87 CHURCHILL STREET

Card 1 Of 1 9/25/2024

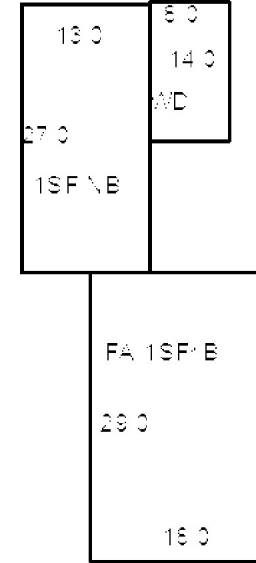
Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>4 Full Finished</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>3 OLD STYLE</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>522</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1850</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>3 Brick &amp;/or Stone</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>3 Information Only</b>
Wet Basement <b>2 Damp Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>3 Tenant</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/02/2010

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	351	4 95	4	0 %	100 %	
23 Frame Garage	1972	576	2 100	4	0 %	100 %	
68 Wood Deck	2009	112	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

GARAGE 24X24





STEED, KATHRYN A  
77 CHURCHILL ST  
WISCASSET ME 04578

B4675P9 B5047P93

Previous Owner	
GREEN, ANITA L.	J/T
GREEN, HARRY E.	

WISCASSET ME 04578  
Sale Date: 8/31/2016

Previous Owner  
GREEN, ANITA L.

77 CHURCHILL STREET  
WISCASSET ME 04578  
Sale Date: 6/14/2013

Previous Owner  
GREEN, HARRY E.  
GREEN, ANITA L.

WISCASSET ME 04578  
Sale Date: 9/01/2005

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'17 w/ mr (outside) bathroom moved n/c but adjust p/o Wd to op.

2003-REMOVED HOMESTEAD EXEMPTION AS RECEIVING IN  
FLORIDA. LETTER WRITTEN 9/26/03

2005-PER REAL ESTATE AD FULL BASEMENT, CHANGED  
RECORD TO REFLECT THAT.

2006-FORMER OWNER: ANITA & HARRY GREEN BK1306 PG206.

**2014-Former Owner:** Anita Green BK3545 PG93, deed recorded as joint tenancy.

## Property Data

Neighborhood		<b>103 RURAL WEST</b>	
Tree Growth Year		<b>0</b>	
FARM LAND YEAR		<b>0</b>	
OPEN SPACE YEAR		<b>0</b>	
Zone/Land Use		<b>16 RESIDENTIAL</b>	
Secondary Zone			
Topography		<b>1 Level</b>	
1.Level		4.Below St	
2.Rolling		5.Low	
3.Above St		8.Steep	
		8.Rough	
		9.	
Utilities		<b>1 All Public</b>	
1.Public		4.Dr Well	
2.Water		7.Cesspool	
3.Sewer		5.DUG/LAKE	
		8.	
		9.None	
Street		<b>1 Paved</b>	
1.Paved		4.Proposed	
2.Semi Imp		7.	
3.Gravel		5.Private	
		8.	
		6.Pub Eas	
		9.NoStreet	
TREE GROWTH PLAN		<b>0</b>	
CONSERV EASE		<b>0</b>	
<b>Sale Data</b>			
Sale Date		<b>8/31/2016</b>	
Price		<b>197,500</b>	
Sale Type		<b>2 Land &amp; Buildings</b>	
1.Land		4.Mobile	
2.L & B		7.	
3.Building		5.Other	
		8.	
		6.	
		9.	
Financing		<b>9 Unknown</b>	
1.Convent		4.Seller	
2.FHA/VA		7.	
3.Assumed		5.Private	
		8.	
		6.Cash	
		9.Unknown	
Validity		<b>1 Arms Length Sale</b>	
1.Valid		4.Split	
2.Related		7.Renovate	
3.Distress		8.Other	
		6.Exempt	
		9.Foreclose	
Verified		<b>5 Public Record</b>	
1.Buyer		4.Agent	
2.Seller		7.Family	
3.Lender		5.Pub Rec	
		8.Other	
		6.MLS	
		9.	

## Assessment Record

Year	Land	Buildings	Exempt	Total
2011	69,100	121,500	0	190,600
2012	69,100	121,500	0	190,600
2013	69,100	121,500	0	190,600
2014	69,100	121,500	0	190,600
2015	69,100	121,500	0	190,600
2016	69,100	121,500	0	190,600
2017	69,100	122,900	0	192,000
2018	69,100	122,900	20,000	172,000
2019	69,100	122,900	20,000	172,000
2020	69,100	122,900	25,000	167,000
2021	69,100	122,900	25,000	167,000
2022	69,100	122,900	24,000	168,000
2023	86,400	153,600	25,000	215,000
2024	86,400	153,600	25,000	215,000

## Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot					%	1.Open Space
12.Delta Triangle					%	2.Neighborhood A
13.Nabla Triangle					%	3.Topography
14.Rear Land					%	4.Size/Shape
15.Front Foot					%	5.Access
					%	6.Restriction
					%	7.Corner/Locatio
					%	8.View/Environ
<b>Square Foot</b>		<b>Square Feet</b>				9.Fract Share
16.Regular Lot					%	<b>Acres</b>
17.Secondary Site					%	30.Rear 20+
18.Secondary Site					%	31.Waterfront Rea
19.Condominium					%	32.Open Space
20.Base Homesite					%	33.RestrictEsm
					%	34.PASTURE 1
					%	35.HORTICULTURAL-
<b>Fract. Acre</b>		<b>Acreage/Sites</b>				36.Pasture 3
21.HS Size Adj	20		1.00	180	%	2
22.Base Waterfront	21		1.00	100	%	0
23.Deep WF Size A	28		0.36	100	%	0
<b>Acres</b>					%	37.Softwood
24.Base Waterfront					%	38.Mixed Wood
25.Shallow WF Siz					%	39.Hardwood
26.Base Water Inf					%	40.Wasteland
27.Influence W Si					%	41.CAMP SITE
28.Rear Land 1-10					%	42.Mobile Home Si
29.Rear Land 11-2					%	43.Condo Site
	<b>Total Acreage</b>				1.36	44.Site Improveve
						45.CAMP SITE

# WISCASSET

Map Lot U05-024

Account 1493

Location 77 CHURCHILL STREET

Card 1

Of 1

9/25/2024

Building Style			<b>4 Cape Cod</b>			SF Bsmst Living			<b>0</b>			Layout			<b>1 Typical</b>											
1.Conv.			5.Colonial			9.Other			Fin Bsmst Grade			<b>0 0</b>			1.Typical			4.			7.					
2.Ranch			6.Split			10.Double			HEARTH			<b>0</b>			2.Inadeq			5.			8.					
3.R Ranch			7.Mod/Cont			11.Multi			Heat Type			<b>100% 2 Hot Water C Iron</b>			3.			6.			9.					
4.Cape			8.Log			12.Cot.			1.HWBB			5.FWA			9.No Heat			Attic			<b>9 None</b>					
Dwelling Units			<b>1</b>						2.HWCI			6.GravWA			10.			1.1/4 Fin			4.Full Fin			7.		
Other Units			<b>0</b>						3.H Pump			7.Electric			11.			2.1/2 Fin			5.F/Stair			8.		
Stories			<b>5 One &amp; 3/4 Story</b>						4.Steam			8.F/Wall			12.			3.3/4 Fin			6.			9.None		
1.1			4.1.5			7.			Cool Type			<b>0% 9 None</b>						Insulation			<b>1 Full</b>					
2.2			5.1.75			8.			1.Refrig			4.W&C Air			7.			1.Full			4.Minimal			7.		
3.3			6.2.5			9.			2.Evapor			5.			8.			2.Heavy			5.Unknown			8.		
Exterior Walls			<b>8 ALUM/VINYL</b>						3.H Pump			6.			9.None			3.Capped			6.			9.None		
1.CLAP			5.T-111			9.OTHER			Kitchen Style			<b>2 TYPICAL</b>						Unfinished %			<b>0%</b>					
2.WD SH			6.BR/STONE			10.			1.GOOD			4.Obsolete			7.			Grade & Factor			<b>4 Good 95%</b>					
3.COMP			7.NOV			11.			2.TYPICAL			5.			8.			1.E Grade			4.B Grade			7.AA+ Grad		
4.ASB/ASP			8.AL/VIN			12.			3.OLD TYPE			6.			9.None			2.D Grade			5.A Grade			8.AA++Grad		
Roof Surface			<b>1 Asphalt Shingles</b>						Bath(s) Style			<b>2 TYPICAL</b>						3.C Grade			6.AA Grade			9.Same		
1.Asphalt			4.Composit			7.			1.GOOD			4.Obsolete			7.			SQFT (Footprint)			<b>578</b>					
2.Slate			5.Wood			8.			2.TYPICAL			5.			8.			Condition			<b>5 Above Average</b>					
3.Metal			6.Other			9.			3.Old Type			6.			9.None			1.Poor			4.Avg			7.V G		
SF Masonry Trim			<b>0</b>						# Rooms			<b>7</b>						2.Fair			5.Avg+			8.Exc		
OPEN-3-CUSTOM			<b>0</b>						# Bedrooms			<b>3</b>						3.Avg-			6.Good			9.Same		
OPEN-4-CUSTOM			<b>0</b>						# Full Baths			<b>2</b>						Phys. % Good			<b>0%</b>					
Year Built			<b>1880</b>						# Half Baths			<b>0</b>						Funct. % Good			<b>100%</b>					
Year Remodeled			<b>0</b>						# Addn Fixtures			<b>0</b>						Functional Code			<b>9 None</b>					
Foundation			<b>3 Brick &amp;/or Stone</b>						# Fireplaces			<b>0</b>						1.Incomp			4.SMALL			7.LAYOUT		
1.Concrete			4.Wood			7.												2.O-Built			5.CDU			8.OTHER		
2.C Block			5.Slab			8.												3.Defmaint			6.STYLE			9.None		
3.Br/Stone			6.Piers			9.												Econ. % Good			<b>95%</b>					
Basement			<b>4 Full Basement</b>															Economic Code			<b>Location</b>					
1.1/4 Bmt			4.Full Bmt			7.												0.None			3.Services			9.None		
2.1/2 Bmt			5.None			8.												1.Location			4.Traffic			8.		
3.3/4 Bmt			6.			9.None												2.Encroach			8.Other			9.		
Bsmst Gar # Cars			<b>0</b>															Entrance Code			<b>1 Interior Inspect</b>					
Wet Basement			<b>1 Dry Basement</b>															1.Interior			4.Vacant			7.		
1.Dry			4.			7.												2.Refusal			5.Estimate			8.		
2.Damp			5.			8.												3.Informed			6.			9.		
3.Wet			6.			9.												Information Code			<b>1 Owner</b>					

TRIO

Software

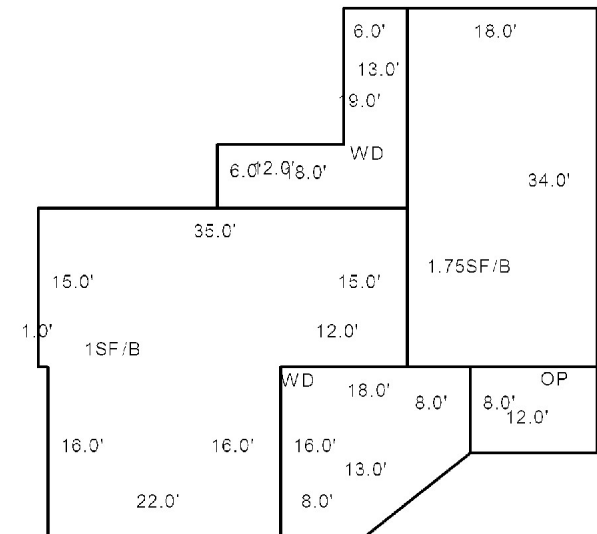
A Division of Harris Computer Systems

Date Inspected 4/15/1998

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
1 ONE STORY	0	877	0 0	0	0 %	0 %		3.THREE STORY FR
22 Encl Frame Porch	0	186	0 0	0	0 %	0 %		4.1 & 1/2 STORY
68 Wood Deck	0	248	0 0	0	0 %	0 %		5.1 & 3/4 STORY
23 Frame Garage	1949	540	3 100	4	0 %	100 %		6.2 & 1/2 STORY
24 Frame Shed	1958	100	3 100	4	0 %	100 %		21.Open Frame Por
21 Open Frame	2016	96	9 100	4	0 %	100 %		22.Encl Frame Por
						%		23.Frame Garage
						%		24.Frame Shed
						%		25.Frame Bay Wind
						%		26.1SFr Overhang
						%		27.Unfin Basement
						%		28.Unfinished Att
						%		29.Finished Attic

GARAGE 20X27

SHED 10X10



Map Lot U05-025			Account 1494			Location 65 CHURCHILL STREET			Card 1 Of 1			9/25/2024			
PUTERBAUGH, TIFFANY E PUTERBAUGH, JAMES M 65 CHURCHILL STREET WISCASSET ME 04578  B5468P81						Property Data			Assessment Record						
						Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	69,200	115,800	0	185,000		
						FARM LAND YEAR 0			2012	69,200	115,800	10,000	175,000		
						OPEN SPACE YEAR 0			2013	69,200	115,800	10,000	175,000		
Previous Owner MORSE, RICHARD V  65 CHURCHILL STREET WISCASSET ME 04578 Sale Date: 12/10/2019						Zone/Land Use 16 RESIDENTIAL			2014	69,200	115,800	10,000	175,000		
						Secondary Zone			2015	69,200	115,800	10,000	175,000		
									2016	69,200	115,800	15,000	170,000		
						Topography 1 Level			2017	69,200	115,800	20,000	165,000		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	69,200	115,800	20,000	165,000		
2019	69,200	115,800	20,000	165,000											
Utilities 1 All Public			2020	69,200	115,800				0	185,000					
Previous Owner MORSE, RICHARD V. (J/T) MONZEGLIO, KIMBERLY  WISCASSET ME 04578						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	69,200	115,800	0	185,000		
						Street 1 Paved  1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	69,200	115,800	24,000	161,000		
									2023	86,500	144,800	25,000	206,300		
									2024	86,500	144,800	25,000	206,300		
						Land Data									
Inspection Witnessed By:   															

# WISCASSET

Map Lot U05-025

Account 1494

Location 65 CHURCHILL STREET

Card 1

Of 1

9/25/2024

Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>744</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1870</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>3 Brick &amp;/or Stone</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>95%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>Location</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>2 Refused Entry</b>
Wet Basement <b>1 Dry Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/04/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	0	240	0 0	0	0 %	0 %		1.ONE STORY FRAM
28 Unfinished Attic	0	240	0 0	0	0 %	0 %		2.TWO STORY FRAM
1 ONE STORY	0	240	0 0	0	0 %	0 %		3.THREE STORY FR
157 1.50 ST	0	1128	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

1.5 S BARN 24X47

UA/1sF/B	12.0'
20.0'	20.0'
12.0'	1 SF/NB
31.0'	1.5SF/B
	24.0'



PINETREE CAPITOL, LLC C/O PALMETTO STATES PROPERTIES, INC. OAKLAND PARK FL 33334 3157			Property Data			Assessment Record									
			Neighborhood <b>103 RURAL WEST</b>			Year	Land	Buildings	Exempt	Total					
			Tree Growth Year <b>0</b>			2011	68,900	74,900	0	143,800					
			FARM LAND YEAR <b>0</b>			2012	68,900	74,900	0	143,800					
			OPEN SPACE YEAR <b>0</b>			2013	68,900	74,900	0	143,800					
B3376P136 Previous Owner ABBOTT, JAMES & GREEN, HARRY & ANITA			Zone/Land Use <b>16 RESIDENTIAL</b>			2014	68,900	74,900	0	143,800					
			Secondary Zone			2015	68,900	74,900	0	143,800					
PO BOX 147 WISCASSET ME 04578 Sale Date: 10/01/2004			Topography <b>1 Level</b>			2016	68,900	74,900	0	143,800					
			1.Level            4.Below St        7.Steep 2.Rolling           5.Low               8.Rough 3.Above St        6.Swampy           9.			2017	68,900	74,900	0	143,800					
			Utilities <b>1 All Public</b>			2018	68,900	74,900	0	143,800					
			1.Public            4.Dr Well           7.Cesspool 2.Water            5.DUG/LAKE       8. 3.Sewer            6.Septic            9.None			2019	68,900	74,900	0	143,800					
			Street <b>1 Paved</b>			2020	68,900	74,900	0	143,800					
			1.Paved            4.Proposed        7. 2.Semi Imp        5.Private           8. 3.Gravel            6.Pub Eas          9.NoStreet			2021	68,900	74,900	0	143,800					
Inspection Witnessed By:			TREE GROWTH PLAN <b>0</b>			2022	68,900	74,900	0	143,800					
			CONSERV EASE <b>0</b>			2023	86,200	93,600	0	179,800					
X			Sale Data			2024	86,200	93,600	0	179,800					
			Sale Date <b>10/12/2004</b>												
Date			Price <b>57,500</b>												
No./Date	Description	Date Insp.	Sale Type <b>2 Land &amp; Buildings</b>			<b>Land Data</b>									
			1.Land            4.Mobile        7.												
			2.L & B            5.Other           8.												
			3.Building        6.                9.												
Notes:			Financing <b>9 Unknown</b>			<b>Front Foot</b>  11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot									
			1.Convent        4.Seller           7. 2.FHA/VA          5.Private          8. 3.Assumed        6.Cash            9.Unknown												
2001 - NEW M/H 28 X 64 HART, 3 BEDROOM 2002 - CHANGED LOT NUMBER PER SURVEY AND SALE OF PART OF LOT 2007-PUT LAND & MOBILE HOME TOGETHER, SAME OWNER.			Validity <b>1 Arms Length Sale</b>								<b>Square Foot</b>  16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite				
			1.Valid            4.Split            7.Renovate 2.Related          5.Partial          8.Other 3.Distress        6.Exempt        9.Foreclose												
WISCASSET			Verified <b>5 Public Record</b>			<b>Fract. Acre</b> 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A <b>Acres</b> 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2									
			1.Buyer            4.Agent            7.Family 2.Seller            5.Pub Rec          8.Other 3.Lender            6.MLS            9.												
											<b>Type</b>  <b>Effective</b> <b>Frontage</b> <b>Depth</b> <b>Influence</b> <b>Factor</b> <b>Code</b> <b>Influence Codes</b> 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share <b>Acres</b> 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00				
						<b>Total Acreage</b> 1.27									




# WISCASSET

Map Lot U05-025-A

Account 2148

Location 59 CHURCHILL STREET

Card 1 Of 1 9/25/2024

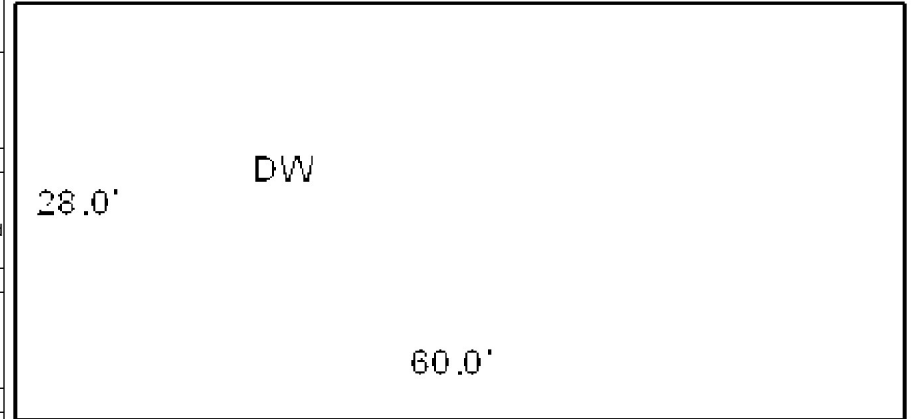
Building Style <b>10 Double Wide</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>2 Fair 100%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1680</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>2000</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>5 Concrete Slab</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>9 No Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>9 No Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/04/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- ONE STORY FRAM
- TWO STORY FRAM
- THREE STORY FR
- 1 & 1/2 STORY
- 1 & 3/4 STORY
- 2 & 1/2 STORY
- Open Frame Por
- Encl Frame Por
- Frame Garage
- Frame Shed
- Frame Bay Wind
- 1SFr Overhang
- Unfin Basement
- Unfinished Att
- Finished Attic







# WISCASSET

Map Lot U05-026


Account 1496

Location 49 CHURCHILL STREET

Card 1

Of 1

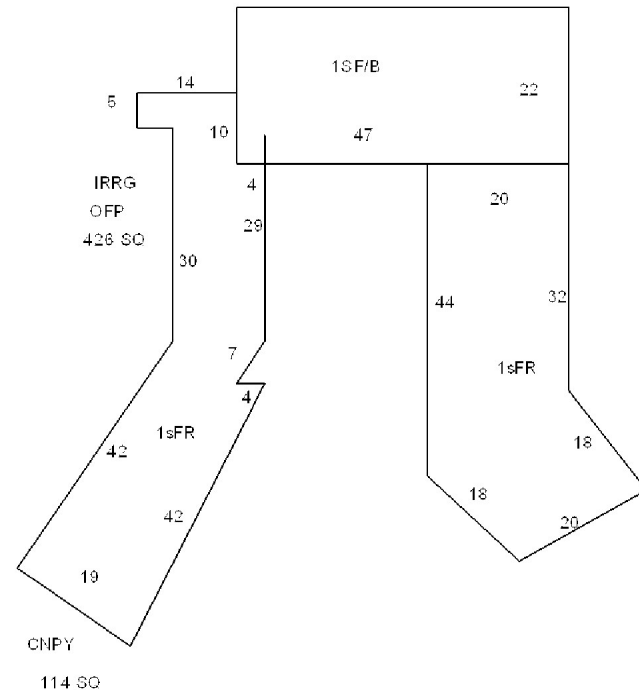
9/25/2024

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>1</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1034</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>11</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>4</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1952</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>1</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>3</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/04/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	1360	0 0	0	0 %	0 %		1.ONE STORY FRAM
1 ONE STORY	0	1120	0 0	0	0 %	0 %		2.TWO STORY FRAM
21 Open Frame	0	426	0 0	0	0 %	0 %		3.THREE STORY FR
23 Frame Garage	0	672	3 100	4	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	0	600	2 100	4	0 %	80 %		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



DIPERRI, JR., CHARLES J. DIPERRI, GEORGEANN R 49 CHURCHILL STREET WISCASSET ME 04578			Property Data			Assessment Record					
			Neighborhood    103 RURAL WEST			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year    0			2011	45,900	46,300	0	92,200	
			FARM LAND YEAR    0			2012	48,100	46,300	0	94,400	
			OPEN SPACE YEAR    0			2013	48,100	46,300	0	94,400	
B1472P185			Zone/Land Use    19 COMMERCIAL			2014	48,100	46,300	0	94,400	
			Secondary Zone			2015	48,100	46,300	0	94,400	
						2016	48,100	46,300	0	94,400	
			Topography    1 Level			2017	48,100	46,300	0	94,400	
			1.Level            4.Below St        7.Steep 2.Rolling           5.Low               8.Rough 3.Above St        6.Swampy          9.			2018	48,100	46,300	0	94,400	
2019	48,100	46,300				0	94,400				
Utilities    1 All Public						2020	48,100	46,300	0	94,400	
1.Public            4.Dr Well          7.Cesspool 2.Water            5.DUG/LAKE       8. 3.Sewer            6.Septic           9.None						2021	48,100	46,300	0	94,400	
1.Paved            4.Proposed        7. 2.Semi Imp        5.Private           8. 3.Gravel            6.Pub Eas          9.NoStreet						2022	48,100	51,900	0	100,000	
			2023	51,000	64,800	0	115,800				
			Street    1 Paved			2024	51,000	74,500	0	125,500	
			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								
			47	1.00	100	%	0				
			48	0.69	100	%	0				
					%						
					%						
					%						
					%						
					%						
Notes: 8/23/2024 Nah still incomplete but more done. 7/18/22 W/DAUGHTER OUTSIDE, RETAIL STRUCTURE CONVERTING TO HOME, M&L 2012-Changed land factor for consistency.			Validity								
			1.Valid            4.Split            7.Renovate 2.Related        5.Partial        8.Other 3.Distress       6.Exempt        9.Foreclose								
			Verified								
			1.Buyer           4.Agent           7.Family 2.Seller           5.Pub Rec        8.Other 3.Lender          6.MLS            9.								
WISCASSET						Total Acreage    0.69					

# WISCASSET

Map Lot U05-026-A


Account 1497

Location 18 GARDINER ROAD

Card 1

Of 1

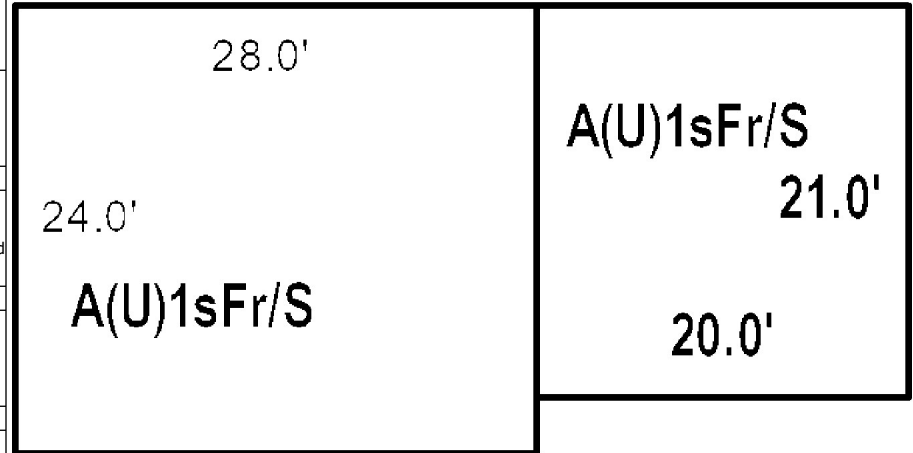
9/25/2024

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 3 Heat Pump</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>5 Floor &amp; Stairs</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>2 Fair 105%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>3 Sheet Metal</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>672</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>7 Very Good</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>0</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>0</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1980</b>	# Half Baths <b>0</b>	Funct. % Good <b>90%</b>
Year Remodeled <b>2021</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>5 Concrete Slab</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>9 No Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>9 No Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/06/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
28 Unfinished Attic	0	420	0 0	0	0 %	0 %		1.ONE STORY FRAM
1 ONE STORY	0	420	0 0	0	0 %	75 %		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 U05-026-B

Account 1498

Location 41 CHURCHILL STREET

Card 1 Of 1 9/25/2024

DIPERRI JR., CHARLES P  
DIPERRI, GEORGEANN R  
49 CHURCHILL STREET  
WISCASSET ME 04578

B3088P13 B5374P66

Previous Owner  
DIPERRI, FRANCES R.

502 JOHNS PASS AVENUE  
MADEIRA BEACH FL 33708

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2004-PREVIOUS OWNER: FRANCIS R. DIPERRI BK 2148  
PG275

WISCASSET

Property Data			Assessment Record								
Neighborhood    103 RURAL WEST			Year	Land	Buildings	Exempt	Total				
			2011	68,400	184,000	0	252,400				
Tree Growth Year        0			2012	68,400	184,000	0	252,400				
FARM LAND YEAR            0			2013	68,400	184,000	0	252,400				
OPEN SPACE YEAR           0			2014	68,400	184,000	0	252,400				
Zone/Land Use        16 RESIDENTIAL			2015	68,400	184,000	0	252,400				
			2016	68,400	184,000	0	252,400				
Secondary Zone			2017	68,400	184,000	0	252,400				
Topography                1 Level			2018	68,400	184,000	0	252,400				
1.Level	4.Below St	7.Steep	2019	68,400	184,000	0	252,400				
2.Rolling	5.Low	8.Rough	2020	68,400	184,000	0	252,400				
3.Above St	6.Swampy	9.	2021	68,400	184,000	0	252,400				
Utilities                    1 All Public			2022	68,400	184,000	0	252,400				
1.Public	4.Dr Well	7.Cesspool	2023	68,400	184,000	0	252,400				
2.Water	5.DUG/LAKE	8.	2024	85,600	230,000	0	315,600				
3.Sewer	6.Septic	9.None	2024	85,600	230,000	0	315,600				
Street            1 Paved			Land Data								
1.Paved	4.Proposed	7.									
2.Semi Imp	5.Private	8.	Front Foot	Type	Effective		Influence		Influence Codes		
3.Gravel	6.Pub Eas	9.NoStreet			Frontage	Depth	Factor	Code			
TREE GROWTH PLAN            0					11.Regular Lot			%			1.Open Space
CONSERV EASE                0					12.Delta Triangle			%			2.Neighborhood A
Sale Data					13.Nabla Triangle			%			3.Topography
					14.Rear Land			%			4.Size/Shape
Sale Date			15.Front Foot			%		5.Access			
Price						%		6.Restriction			
Sale Type						%		7.Corner/Locatio			
1.Land	4.Mobile	7.	Square Foot	Square Feet					8.View/Environ		
2.L & B	5.Other	8.					%		9.Fract Share		
3.Building	6.	9.					%		Acres		
Financing							%		30.Rear 20+		
1.Convent	4.Seller	7.					%		31.Waterfront Rea		
2.FHA/VA	5.Private	8.					%		32.Open Space		
3.Assumed	6.Cash	9.Unknown				%		33.RestrictEsm			
Validity			Fract. Acre	Acreage/Sites					34.PASTURE 1		
1.Valid	4.Split	7.Renovate		20	1.00		180	%	2	35.HORTICULTURAL-	
2.Related	5.Partial	8.Other		21	1.00		100	%	0	36.Pasture 3	
3.Distress	6.Exempt	9.Foreclose		28	0.02		100	%	0	37.Softwood	
Verified			Acres				%		38.Mixed Wood		
							%		39.Hardwood		
1.Buyer	4.Agent	7.Family					%		40.Wasteland		
2.Seller	5.Pub Rec	8.Other					%		41.CAMP SITE		
3.Lender	6.MLS	9.				%		42.Mobile Home Si			
			Total Acreage			1.02	43.Condo Site				
							44.Site Improveve				
							45.CAMP SITE				

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




# WISCASSET

Map Lot U05-026-B

Account 1498

Location 41 CHURCHILL STREET

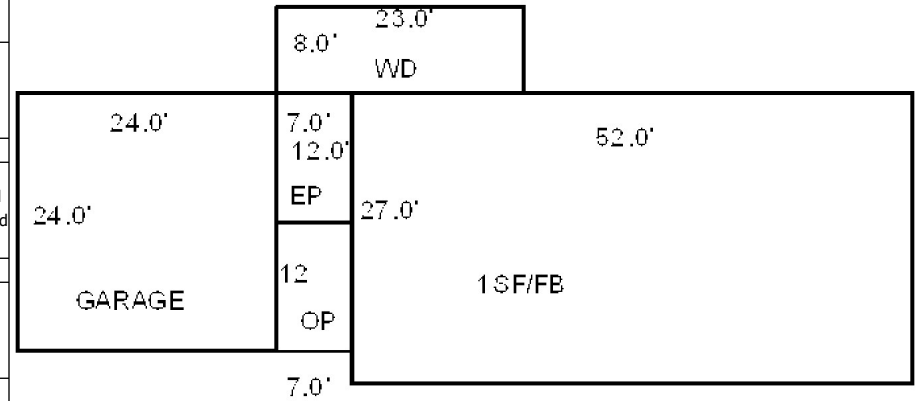
Card 1 Of 1 9/25/2024

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>1324</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>9 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1404</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1988</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>95%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>Location</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>3 Tenant</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/04/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	84	0 0	0	0 %	0 %		1.ONE STORY FRAM
22 Encl Frame Porch	0	84	0 0	0	0 %	0 %		2.TWO STORY FRAM
23 Frame Garage	0	576	0 0	0	0 %	0 %		3.THREE STORY FR
68 Wood Deck	0	184	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





GREENWOOD, KATHRYN  
GREENWOOD, PATRICIA  
37 CHURCHILL STREET  
WISCASSET ME 04578

B5792P216

Previous Owner  
VLCEK, CHARLES A  
VLCEK, CANDACE J  
37 CHURCHILL STREET  
WISCASSET ME 04578  
Sale Date: 10/15/2021

Previous Owner  
FERRIGNO, ALEXIS  
9 CROSS ROAD

SOUTHPORT ME 04576  
Sale Date: 12/22/2020

Previous Owner  
JEFFREY M. ALBERT, TRUSTEE OF THE ALBERT WISCASSET  
803 NORTH WASHINGTON STREET

EASTON MD 21601  
Sale Date: 10/30/2020

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'15 nah adjust condition.

2004-FORMER OWNER: JOHN & JANE CHESTER BK664  
PG317 SOLD 10/03 FOR \$169,000.

2007-FORMER OWNER: ROBERT D. & SANDRA L. PAVEY  
BK3174 PG136, sold for \$175,000.

2014-Former Owner: Lonnie Kennedy & Kenneth Patterson  
BK3676 PG311 bought 5/2006 for \$175,000, sold for  
\$180,000.

# WISCASSET

## Property Data

Neighborhood		103 RURAL WEST	
Tree Growth Year		0	
FARM LAND YEAR		0	
OPEN SPACE YEAR		0	
Zone/Land Use		16 RESIDENTIAL	
Secondary Zone			
Topography		1 Level	
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		10/15/2021	
Price		340,000	
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	65,800	97,200	10,000	153,000
2012	65,800	97,200	10,000	153,000
2013	65,800	97,200	10,000	153,000
2014	65,800	97,200	0	163,000
2015	65,800	105,800	0	171,600
2016	65,800	105,800	15,000	156,600
2017	65,800	105,800	0	171,600
2018	65,800	105,800	0	171,600
2019	65,800	105,800	20,000	151,600
2020	65,800	105,800	25,000	146,600
2021	65,800	105,800	0	171,600
2022	65,800	105,800	0	171,600
2023	82,200	132,200	0	214,400
2024	82,200	132,200	0	214,400

## Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
<b>Square Foot</b>		<b>Square Feet</b>				<b>Acres</b>
16.Regular Lot				%		30.Rear 20+
17.Secondary Site				%		31.Waterfront Rea
18.Secondary Site				%		32.Open Space
19.Condominium				%		33.RestrictEsm
20.Base Homesite				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
<b>Fract. Acre</b>		<b>Acres/Sites</b>				37.Softwood
21.HS Size Adj	20	1.00	180	%	2	38.Mixed Wood
22.Base Waterfron	21	0.27	100	%	0	39.Hardwood
23.Deep WF Size A				%		40.Wasteland
<b>Acres</b>				%		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						
		<b>Total Acreage</b>		0.27		


# WISCASSET

Map Lot U05-027

Account 1499

Location 37 CHURCHILL STREET

Card 1 Of 1 9/25/2024

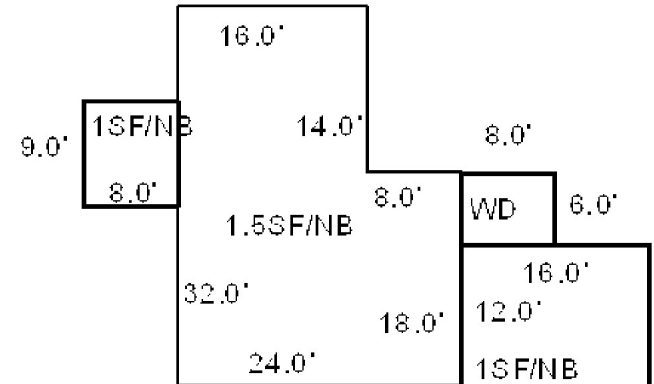
Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>1</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 7 Electric</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>656</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>5 Above Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1947</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>5 Concrete Slab</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>9 No Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>9 No Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/04/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	72	0 0	0	0 %	0 %		1.ONE STORY FRAM
1 ONE STORY	0	192	0 0	0	0 %	0 %		2.TWO STORY FRAM
77 1.50 ST	1962	572	4 100	5	0 %	100 %		3.THREE STORY FR
24 Frame Shed	2007	112	3 100	4	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	1970	48	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



GARAGE 22X26



Map Lot   U05-028

Account   1500

Location   CHURCHILL STREET

Card   1   Of   1   9/25/2024

CUMMING, JOAN D  
7 SUMMER STREET  
WISCASSET ME 04578

B756P99

Property Data

Neighborhood   **103 RURAL WEST**

Tree Growth Year   **0**

FARM LAND YEAR   **0**

OPEN SPACE YEAR   **0**

Zone/Land Use   **16 RESIDENTIAL**

Secondary Zone

Topography   **1 Level**

1.Level   4.Below St   7.Steep

2.Rolling   5.Low   8.Rough

3.Above St   6.Swampy   9.

Utilities   **1 All Public**

1.Public   4.Dr Well   7.Cesspool

2.Water   5.DUG/LAKE   8.

3.Sewer   6.Septic   9.None

Street   **1 Paved**

1.Paved   4.Proposed   7.

2.Semi Imp   5.Private   8.

3.Gravel   6.Pub Eas   9.NoStreet

TREE GROWTH PLAN   **0**

CONSERV EASE   **0**

Sale Data

Sale Date

Price

Sale Type

1.Land   4.Mobile   7.

2.L & B   5.Other   8.

3.Building   6.   9.

Financing

1.Convent   4.Seller   7.

2.FHA/VA   5.Private   8.

3.Assumed   6.Cash   9.Unknown

Validity

1.Valid   4.Split   7.Renovate

2.Related   5.Partial   8.Other

3.Distress   6.Exempt   9.Foreclose

Verified

1.Buyer   4.Agent   7.Family

2.Seller   5.Pub Rec   8.Other

3.Lender   6.MLS   9.

Assessment Record

Year

Land

Buildings

Exempt

Total

2011

32,700

600

0

33,300

2012

32,700

600

0

33,300

2013

32,700

600

0

33,300

2014

32,700

600

0

33,300

2015

32,700

600

0

33,300

2016

32,700

600

0

33,300

2017

32,700

600

0

33,300

2018

32,700

600

0

33,300

2019

32,700

600

0

33,300

2020

32,700

600

0

33,300

2021

32,700

600

0

33,300

2022

32,700

600

0

33,300

2023

40,800

800

0

41,600

2024

40,800

800

0

41,600

Land Data

Front Foot

11.Regular Lot

12.Delta Triangle

13.Nabla Triangle

14.Rear Land

15.Front Foot

Square Foot

16.Regular Lot

17.Secondary Site

18.Secondary Site

19.Condominium

20.Base Homesite

Fract. Acre

21.HS Size Adj

22.Base Waterfron

23.Deep WF Size A

Acres

24.Base Waterfron

25.Shallow WF Siz

26.Base Water Inf

27.Influence W Si

28.Rear Land 1-10

29.Rear Land 11-2

Type

Effective

Influence

Influence Codes

Frontage

Depth

Factor

Code

Square Feet

Acres

Acres/Sites

Total Acreage

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

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Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

'24 Remove William( deceased).

WISCASSET


## WISCASSET

Map Lot U05-028

Account 1500

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 <b>100%</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic
Dwelling Units	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0%</b>	Insulation
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style	Unfinished %
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface	Bath(s) Style	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint)
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim	# Rooms	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM	# Bedrooms	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM	# Full Baths	Phys. % Good
Year Built	# Half Baths	Funct. % Good
Year Remodeled	# Addn Fixtures	Functional Code
Foundation	# Fireplaces	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good
Basement		Economic Code
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars		Entrance Code <b>5 Estimated</b>
Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.
Date Inspected 12/04/2006		

\$ HED 12X20

## Additions, Outbuildings &amp; Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	1950	240	3 100	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

Map Lot U05-029			Account 1501		Location 57 WASHINGTON STREET		Card 1 Of 1		9/25/2024		
PARK, JONATHAN ALBERT PARK, HANNAH MARIE 57 WASHINGTON STREET WISCASSET ME 04578  B5825P213			Property Data			Assessment Record					
			Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2011	116,100	71,500	0	187,600	
			FARM LAND YEAR 0			2012	66,800	74,600	0	141,400	
			OPEN SPACE YEAR 0			2013	66,800	74,600	0	141,400	
Previous Owner FILI, KARA G SERWACKI, STEPHEN L 57 WASHINGTON STREET WISCASSET ME 04578 Sale Date: 12/16/2021			Zone/Land Use 16 RESIDENTIAL			2014	66,800	74,600	0	141,400	
			Secondary Zone			2015	66,800	74,600	0	141,400	
						2016	66,800	74,600	0	141,400	
			Topography 2 Rolling			2017	66,800	74,600	0	141,400	
			Previous Owner KYLE, ELIZABETH A. EGAN, ROBERT G 57 WASHINGTON STREET WISCASSET ME 04578 Sale Date: 2/05/2021			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	66,800	74,600
Utilities 1 All Public						2019	66,800	74,600	0	141,400	
						2020	66,800	74,600	25,000	116,400	
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None						2021	66,800	74,600	0	141,400	
Previous Owner COOGAN, JR., JAMES J. FRIEND, ELIZABETH J 187 MAIN STREET SANDWICH MA 02563 Sale Date: 4/27/2018						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	66,800	74,600
			Street 1 Paved			2023	83,500	93,300	0	176,800	
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2024	83,500	141,500	0	225,000	
			Land Data								
			Front Foot		Type	Effective		Influence		Influence Codes	
Frontage	Depth	Factor				Code					
		%									
		%									
		%									
Square Foot			Square Feet								
				%							
				%							
				%							
				%							
Fract. Acre			Acreage/Sites								
			20	1.00	180	%	2				
			21	0.55	100	%	0				
					%						
					%						
Acres				%							
				%							
				%							
				%							
				%							
Total Acreage			0.55								

Inspection Witnessed By:		
X		Date
No./Date	Description	Date Insp.
Notes:		
8/23/24 nah adjust condition,(better shape than previously listed).		
2012-Replaced 128 sf deck with 300 sf deck and added a new bay window. Also corrected neighborhood from village to rural west and corrected land factor as well.		

WISCASSET



# WISCASSET

Map Lot U05-029

Account 1501

Location 57 WASHINGTON STREET

Card 1

Of 1

9/25/2024

Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>3 OLD STYLE</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 100%</b>
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>3 Old Style</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>711</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>7</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>4</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1818</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>2012</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>3 Brick &amp;/or Stone</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>2 Damp Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/04/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	1850	126	0 0	0	0 %	0 %		1.ONE STORY FRAM
25 Frame Bay	2012	12	4 100	4	0 %	100 %		2.TWO STORY FRAM
21 Open Frame	0	96	0 0	0	0 %	0 %		3.THREE STORY FR
11 1	0	336	0 0	0	0 %	0 %		4.1 & 1/2 STORY
79 2 STORY	0	352	0 0	0	0 %	0 %		5.1 & 3/4 STORY
68 Wood Deck	1990	60	0 0	0	0 %	0 %		6.2 & 1/2 STORY
68 Wood Deck	2012	300	4 100	4	0 %	100 %		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

