

RAFTER, JR., JOHN G. RAFTER, PID S WISCASSET ME 04578			Property Data			Assessment Record					
			Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2011	41,000	334,200	10,000	365,200	
			FARM LAND YEAR 0			2012	40,800	334,200	10,000	365,000	
			OPEN SPACE YEAR 0			2013	40,800	334,200	10,000	365,000	
B1745P173 B5324P20			Zone/Land Use 16 RESIDENTIAL			2014	40,800	334,200	10,000	365,000	
			Secondary Zone			2015	40,800	334,200	0	375,000	
						2016	40,800	334,200	0	375,000	
			Topography 2 Rolling			2017	40,800	334,200	0	375,000	
						1.Level 4.Below St 7.Steep	2018	40,800	334,200	0	375,000
2.Rolling 5.Low 8.Rough	2019	101,900				334,200	0	436,100			
3.Above St 6.Swampy 9.	2020	101,900				334,200	0	436,100			
Utilities 1 All Public	2021	101,900				334,200	0	436,100			
1.Public 4.Dr Well 7.Cesspool	2022	101,900				334,200	0	436,100			
			2.Water 5.DUG/LAKE 8.	2023	127,400	417,700	0	545,100			
			3.Sewer 6.Septic 9.None	2024	127,400	419,000	0	546,400			
			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						
Square Foot		Square Feet				6.Restriction					
						7.Corner/Locatio					
						8.View/Environ					
						9.Fract Share					
						Acres					
						30.Rear 20+					
						31.Waterfront Rea					
Fract. Acre						32.Open Space					
21.HS Size Adj						33.RestrictEsm					
22.Base Waterfron						34.PASTURE 1					
23.Deep WF Size A						35.HORTICULTURAL-					
Acres						36.Pasture 3					
24.Base Waterfron						37.Softwood					
25.Shallow WF Siz						38.Mixed Wood					
26.Base Water Inf						39.Hardwood					
27.Influence W Si						40.Wasteland					
28.Rear Land 1-10						41.CAMP SITE					
29.Rear Land 11-2						42.Mobile Home Si					
Total Acreage 85.65						43.Condo Site					
						44.Site Improve					
						45.CAMP SITE					
						46.PAVING/00					

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

Notes:
9/10/24 NA-CAR IN BARN. ADD NEW WD OFF BACK OF THE HOUSE
'19 Written owner request combine lots U6 L23,23-B & U7 Lot 9 with this lot.
'15 Per Request remove Homestead Exemption from property.
2012-Split .14 acres from this lot to U-6 Lot 23A. This lot now 1.58 acres with 625.42' frontage.

WISCASSET

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Map Lot U06-001

Account 1502

Location 16 BRADFORD ROAD

Card 1

Of 1

9/25/2024

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 110%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1312
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 12	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 6	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1794	# Half Baths 1	Funct. % Good 100%
Year Remodeled 1994	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 3	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

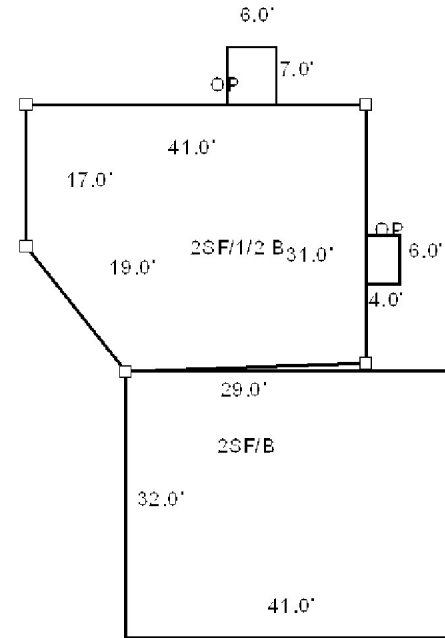


Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
12 2	1994	1167	4 90	4	0 %	100 %		1.ONE STORY FRAM
21 Open Frame	1994	24	4 100	4	0 %	100 %		2.TWO STORY FRAM
159 2.00 ST	1850	952	4 100	4	0 %	100 %		3.THREE STORY FR
82 Shed.....	1960	828	2 100	3	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	2023	96	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

2S BARN 28X34



KAPSNER HENDERSON, ALLISON SUE
HENDERSON, JOHN K III
46 BRADFORD ROAD
WISCASSET ME 04578

B5534P25

Previous Owner
WHYNOT, JEFFREY W
WHYNOT, CATHERINE E
15231 W. WINDROSE DRIVE
SURPRISE AZ 85379
Sale Date: 6/12/2020

Previous Owner
ORLANDO, STEVEN

2221 SE LETHA CT.
STUART FL 34994 0000
Sale Date: 8/03/2017

Previous Owner
STEINBERG, JON E. J/T
ORLANDO, STEVEN

WISCASSET ME 04578 0000
Sale Date: 8/05/2005

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'22 new solar array on roof.

Per survey provided lot is 2.2 acres

'18 w/ Mrs. outside adjust condition and st.hgt of card #1 and add wd. Add shed to cd#2.

'16 adjust condition cd #1

'15 W/ Steve no shed adjust condition of card #1.

2000-PROBATE RECORD GIVES TO DON BREWER AND
ARTHUR REED IN EQUAL SHARES. PREVIOUS BK2513
PG0167 DONALD I. BREWER 18 OAK RIDGE ROAD
WISCASSET 04578

7006-DDEV/TOI IC OIA/MED. ADTHI IVD DEEN & NOMAI N

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 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		6/12/2020
Price		349,900
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	43,100	7,900	10,000	41,000
2012	43,100	7,900	10,000	41,000
2013	43,100	7,900	10,000	41,000
2014	43,100	7,900	0	51,000
2015	43,100	13,300	0	56,400
2016	43,100	18,000	0	61,100
2017	43,100	18,000	0	61,100
2018	43,100	22,600	0	65,700
2019	42,000	22,600	0	64,600
2020	42,000	22,600	0	64,600
2021	42,000	22,600	0	64,600
2022	42,000	33,800	24,000	51,800
2023	52,500	39,400	25,000	66,900
2024	52,500	39,400	25,000	66,900

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Envire
				%		9.Fract Share
Square Foot		Square Feet				Acres
16.Regular Lot				%		30.Rear 20+
17.Secondary Site				%		31.Waterfront Rea
18.Secondary Site				%		32.Open Space
19.Condominium				%		33.RestrictEsm
20.Base Homesite				%		34.PASTURE 1
				%		35.HORTICULTURAL-
Fract. Acre		Acreege/Sites				36.Pasture 3
21.HS Size Adj	20	1.00	100	%	0	37.Softwood
22.Base Waterfron	21	1.00	100	%	0	38.Mixed Wood
23.Deep WF Size A	28	1.20	100	%	0	39.Hardwood
Acres				%		40.Wasteland
24.Base Waterfron				%		41.CAMP SITE
25.Shallow WF Siz				%		42.Mobile Home Si
26.Base Water Inf				%		43.Condo Site
27.Influence W Si				%		44.Site Improveve
28.Rear Land 1-10				%		45.CAMP SITE
29.Rear Land 11-2				%		
		Total Acreage		2.20		

WISCASSET

Map Lot U06-002

Account 1503

Location 48 BRADFORD ROAD

Card 1

Of 2

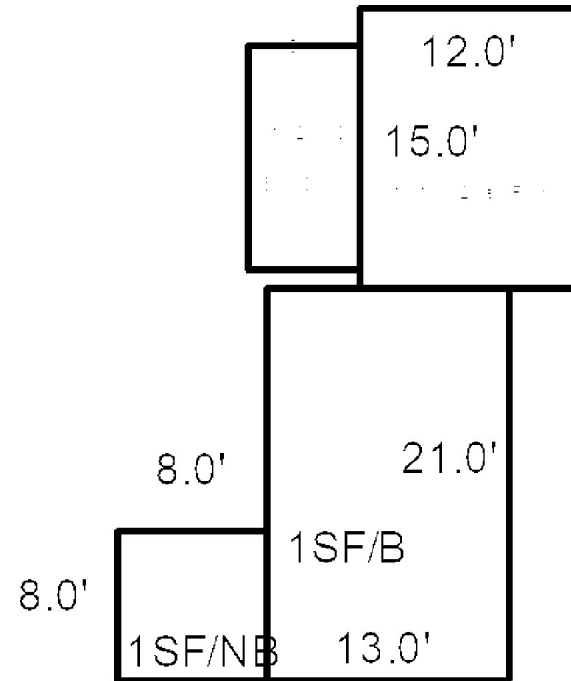
9/25/2024

Building Style 1 Conventional	SF Bsmt Living 0	Layout 2 Inadequate
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 8 Floor/Wall Unit	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 4 Full Finished
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 4 Obsolete	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 2 Fair 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 273
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1890	# Half Baths 0	Funct. % Good 90%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 4 SMALL SIZE
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	64	0 0	0	0 %	0 %		1.ONE STORY FRAM
4 1 & 1/2 STORY FR	0	180	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	2017	72	2 100	4	0 %	100 %		3.THREE STORY FR
124 SOLAR PANELS	2021				%	%	11,200	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



KAPSNER HENDERSON, ALLISON SUE
HENDERSON, JOHN K III
46 BRADFORD ROAD
WISCASSET ME 04578

B5534P25

Previous Owner
WHYNOT, JEFFREY W
WHYNOT, CATHERINE E
15231 W. WINDROSE DRIVE
SURPRISE AZ 85379
Sale Date: 6/12/2020

Previous Owner
ORLANDO, STEVEN

2221 SE LETHA CT.
STUART FL 34994 0000
Sale Date: 8/03/2017

Previous Owner
STEINBERG, JON E. J/T
ORLANDO, STEVEN

WISCASSET ME 04578 0000
Sale Date: 8/05/2005

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

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			
4 Below Street		2 Rolling	
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities		2 Public Water	
		4 Drilled Well	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street		1 Paved	
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN		0	
CONSERV EASE		0	
Sale Data			
Sale Date		6/12/2020	
Price		349,900	
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	0	121,300	0	121,300
2012	0	121,300	0	121,300
2013	0	121,300	0	121,300
2014	0	121,300	0	121,300
2015	0	121,300	0	121,300
2016	0	121,300	0	121,300
2017	0	121,300	0	121,300
2018	0	121,500	0	121,500
2019	0	121,500	0	121,500
2020	0	121,500	0	121,500
2021	0	121,500	0	121,500
2022	0	121,500	0	121,500
2023	0	151,800	0	151,800
2024	0	151,800	0	151,800

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
						8.View/Environ
Square Foot		Square Feet				9.Fract Share
16.Regular Lot				%		Acres
17.Secondary Site				%		30.Rear 20+
18.Secondary Site				%		31.Waterfront Rea
19.Condominium				%		32.Open Space
20.Base Homesite				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
Fract. Acre		Acreage/Sites				36.Pasture 3
21.HS Size Adj				%		37.Softwood
22.Base Waterfront				%		38.Mixed Wood
23.Deep WF Size A				%		39.Hardwood
Acres				%		40.Wasteland
24.Base Waterfront				%		41.CAMP SITE
25.Shallow WF Siz				%		42.Mobile Home Si
26.Base Water Inf				%		43.Condo Site
27.Influence W Si				%		44.Site Improveme
28.Rear Land 1-10				%		45.CAMP SITE
29.Rear Land 11-2				%		46.PAVING/00
		Total Acreage		0.00		




WISCASSET

Map Lot U06-002

Account 1503

Location 46 BRADFORD ROAD

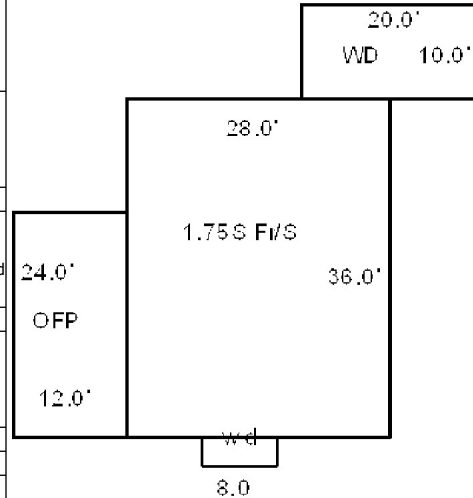
Card 2 Of 2 9/25/2024

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 9 OTHER	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1008
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 2006	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 0
		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	
83 1.25 ST SHED....	2006	192	4 100	4	0 %	100 %		1.ONE STORY FRAM
21 Open Frame	2007	288	3 100	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	2007	200	3 100	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	2007	24	3 100	4	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	2017	64	1 50	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



1.5s shed 12x16

Map Lot U06-002-ON

Account 2742

Location 46 BRADFORD ROAD

Card 1 Of 1 9/25/2024

HENDERSON, JOHN K III
KAPSNER HENDERSON, ALLISON SUE
46 BRADFORD ROAD
WISCASSET ME 04578

Property Data

Neighborhood **103 RURAL WEST**

Tree Growth Year **0**

FARM LAND YEAR

OPEN SPACE YEAR

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.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

2022

0

13,100

13,100

0

2023

0

13,100

13,100

0

2024

0

13,100

13,100

0

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

Acres

21.HS Size Adj

%

22.Base Waterfron

%

23.Deep WF Size A

%

24.Base Waterfron

%

25.Shallow WF Siz

%

26.Base Water Inf

%

27.Influence W Si

%

28.Rear Land 1-10

%

29.Rear Land 11-2

%

Total Acreage

0.00

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

'22 New Solar ON Exempt.

WISCASSET

WISCASSET

Map Lot U06-002-ON

Account 2742

Location 46 BRADFORD ROAD

Card 1 Of 1 9/25/2024

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6. 9.		
3.Wet	6.	9.				Information Code 0		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected								
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
124 SOLAR PANELS	2021				%	%	13,100	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

BLACKMAN, BURTON K 52 BRADFORD ROAD WISCASSET ME 04578			Property Data			Assessment Record							
			Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2011	37,900	37,300	10,000	65,200			
			FARM LAND YEAR 0			2012	37,900	37,300	10,000	65,200			
			OPEN SPACE YEAR 0			2013	37,900	37,300	10,000	65,200			
B1458P141			Zone/Land Use 16 RESIDENTIAL			2014	37,900	37,300	10,000	65,200			
			Secondary Zone			2015	37,900	37,300	10,000	65,200			
						2016	37,900	37,300	15,000	60,200			
			Topography 4 Below Street 8 Rough			2017	37,900	37,300	20,000	55,200			
1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.						2018	37,900	37,300	20,000	55,200			
						2019	37,900	37,300	20,000	55,200			
			Utilities 5 Dugwell/Lake 3 Public Sewer			2020	37,900	37,300	25,000	50,200			
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	37,900	37,300	25,000	50,200			
						2022	37,900	37,300	24,000	51,200			
						2023	47,400	46,600	25,000	69,000			
						2024	47,400	46,600	25,000	69,000			
			Street 1 Paved			Land Data							
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			Front Foot		Type	Effective		Influence		Influence Codes
									Frontage	Depth	Factor	Code	
Inspection Witnessed By:			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot							1.Open Space			
										2.Neighborhood A			
										3.Topography			
										4.Size/Shape			
										5.Access			
X									6.Restriction				
									7.Corner/Locatio				
									8.View/Environ				
									9.Fract Share				
									Acres				
No./Date			Description			Date Insp.			30.Rear 20+				
									31.Waterfront Rea				
									32.Open Space				
									33.RestrictEsm				
									34.PASTURE 1				
Notes:			Financing					35.HORTICULTURAL-					
								36.Pasture 3					
								37.Softwood					
								38.Mixed Wood					
								39.Hardwood					
WISCASSET			1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose					40.Wasteland					
								41.CAMP SITE					
								42.Mobile Home Si					
								43.Condo Site					
								44.Site Improve					
			Verified					45.CAMP SITE					
								46.PAVING/00					
								1.Buyer 4.Agent 7.Family					
								2.Seller 5.Pub Rec 8.Other					
								3.Lender 6.MLS 9.					

WISCASSET

Map Lot U06-003



Account 1504

Location 52 BRADFORD ROAD

Card 1

Of 1

9/25/2024

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 15%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 2 Fair 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 672
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1880	# Half Baths 0	Funct. % Good 80%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 1 Incomplete
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 2 1/2 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

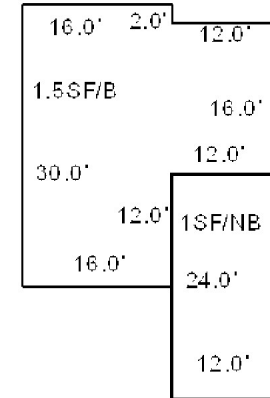
Date Inspected 2/03/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	288	0 0	0	0 %	0 %		1.ONE STORY FRAM
73 AB.GR. POOL.....	0	1	3 100	4	99 %	100 %		2.TWO STORY FRAM
24 Frame Shed	2005	120	1 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED 10X12

AGPOOL



OAKES, PETER L 64 BRADFORD ROAD WISCASSET ME 04578			Property Data			Assessment Record						
			Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year 0			2011	39,900	105,300	0	145,200		
			FARM LAND YEAR 0			2012	39,900	105,300	0	145,200		
B5881P202			OPEN SPACE YEAR 0			2013	39,900	105,300	0	145,200		
Previous Owner OAKES, JAYNE (TRUSTEE) OAKES FAMILY TRUST UNDER HAZEN L. OAKES LIVING TST 865 BACK RIVER ROAD BOOTHBAY ME 04537 Sale Date: 12/21/2020			Zone/Land Use 16 RESIDENTIAL			2014	39,900	105,300	0	145,200		
			Secondary Zone			2015	39,900	105,300	0	145,200		
			Topography 2 Rolling			2016	39,900	105,300	0	145,200		
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	39,900	105,300	0	145,200		
			Utilities 4 Drilled Well 3 Public Sewer			2018	39,900	105,300	0	145,200		
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2019	39,900	105,300	0	145,200		
			Street 1 Paved			2020	39,900	105,300	0	145,200		
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2021	39,900	105,300	0	145,200		
			TREE GROWTH PLAN 0			2022	39,900	105,300	0	145,200		
			CONSERV EASE 0			2023	49,900	131,600	0	181,500		
			Sale Date 12/21/2020			2024	49,900	131,600	0	181,500		
			Price			Land Data						
Inspection Witnessed By:			Sale Data			Front Foot	Type	Effective		Influence		Influence Codes
								Frontage	Depth	Factor	Code	
										%		
										%		
X			Date			11.Regular Lot					1.Open Space	
No./Date	Description	Date Insp.				12.Delta Triangle					2.Neighborhood A	
						13.Nabla Triangle					3.Topography	
						14.Rear Land					4.Size/Shape	
						15.Front Foot					5.Access	
						Square Foot		Square Feet			6.Restriction	
										%		7.Corner/Locatio
										%		8.View/Environ
										%		9.Fract Share
Notes:			Financing 9 Unknown			Fract. Acre		Acreage/Sites			Acres	
			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							%		
12/30/2005-Old house torn down and new house added. Still has garage and shed. 2012-Property line adjustment per Rafter Plan 06/09/97, 130' frontage.			Verified 5 Public Record			24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2		Total Acreage		1.16		
			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.							%		
										%		
										%		
WISCASSET												


WISCASSET

Map Lot U06-004

Account 1505

Location 64 BRADFORD ROAD

Card 1 Of 1 9/25/2024

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

Date Inspected 5/02/2005

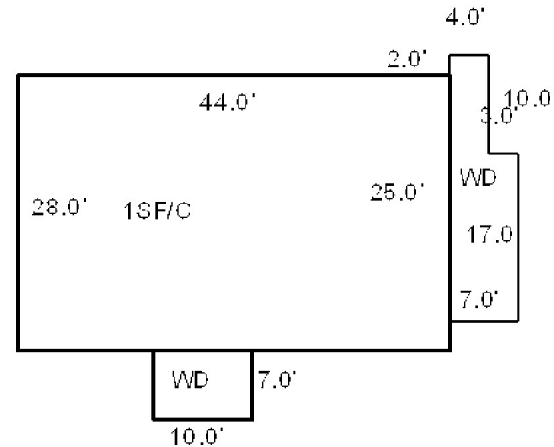
Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	70	0 0	0	0 %	100 %	
68 Wood Deck	0	142	0 0	0	0 %	100 %	
23 Frame Garage	1982	336	3 100	4	0 %	100 %	
24 Frame Shed	1950	108	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

GARAGE 336SQFT

SHED 108SQFT



BONANG, NAOMI B WISCASSET ME 04578			Property Data			Assessment Record							
			Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2011	38,900	70,900	10,000	99,800			
			FARM LAND YEAR 0			2012	38,900	70,900	10,000	99,800			
B1588P316			OPEN SPACE YEAR 0			2013	38,900	70,900	10,000	99,800			
			Zone/Land Use 16 RESIDENTIAL			2014	38,900	70,900	10,000	99,800			
			Secondary Zone			2015	38,900	70,900	10,000	99,800			
						2016	38,900	70,900	15,000	94,800			
			Topography 1 Level			2017	38,900	70,900	20,000	89,800			
			1.Level 4.Below St 7.Steep			2018	38,900	70,900	20,000	89,800			
			2.Rolling 5.Low 8.Rough			2019	38,900	70,900	20,000	89,800			
			3.Above St 6.Swampy 9.			2020	38,900	70,900	25,000	84,800			
			Utilities 3 Public Sewer 4 Drilled Well			2021	38,900	70,900	25,000	84,800			
			1.Public 4.Dr Well 7.Cesspool			2022	38,900	70,900	24,000	85,800			
			2.Water 5.DUG/LAKE 8.			2023	48,600	88,600	25,000	112,200			
			3.Sewer 6.Septic 9.None			2024	48,600	88,600	25,000	112,200			
			Street 5 Private			Land Data							
			1.Paved 4.Proposed 7.			Front Foot		Type	Effective		Influence		Influence Codes
			2.Semi Imp 5.Private 8.						Frontage	Depth	Factor	Code	
			3.Gravel 6.Pub Eas 9.NoStreet										
TREE GROWTH PLAN 0			11.Regular Lot									1.Open Space	
CONSERV EASE 0			12.Delta Triangle						2.Neighborhood A				
X			Sale Data			13.Nabla Triangle						3.Topography	
			Sale Date			14.Rear Land						4.Size/Shape	
			Price			15.Front Foot						5.Access	
			Sale Type									6.Restriction	
No./Date			1.Land 4.Mobile 7.			Square Foot		Square Feet				7.Corner/Locatio	
			2.L & B 5.Other 8.									8.View/Environ	
			3.Building 6. 9.									9.Fract Share	
												Acres	
Date Insp.			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	
Notes:			Validity			20.Base Homesite						34.PASTURE 1	
			1.Valid 4.Split 7.Renovate			Fract. Acre		Acreage/Sites					35.HORTICULTURAL-
			2.Related 5.Partial 8.Other					20	1.00	100	%	0	36.Pasture 3
			3.Distress 6.Exempt 9.Foreclose					21	0.80	100	%	0	37.Softwood
Verified			24.Base Waterfron									38.Mixed Wood	
WISCASSET			1.Buyer 4.Agent 7.Family			25.Shallow WF Siz						39.Hardwood	
			2.Seller 5.Pub Rec 8.Other			26.Base Water Inf							40.Wasteland
			3.Lender 6.MLS 9.			27.Influence W Si							41.CAMP SITE
						28.Rear Land 1-10		Total Acreage 0.80					
			29.Rear Land 11-2								43.Condo Site		
												44.Site Improve	
												45.CAMP SITE	
												46.PAVING/00	

WISCASSET

Map Lot U06-004-A



Account 1506

Location 66 BRADFORD ROAD

Card 1

Of 1

9/25/2024

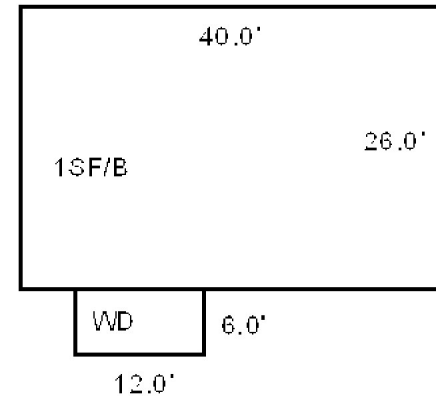
Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 3 COMPOSITION	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1040
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1965	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 95%
Basement 4 Full Basement		Economic Code Location
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	1993	64	3 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	1999	128	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

SHED 8X8



Map Lot U06-004-B

Account 1507

Location 68 BRADFORD ROAD

Card 1 Of 1 9/25/2024

HARTFORD-HARDY, NICHOLA
DACUS, DENNIS
68 BRADFORD ROAD
WISCASSET ME 04578

B5790P55

Previous Owner
COTE, LAURA L
68 BRADFORD ROAD

WISCASSET ME 04578
Sale Date: 10/08/2021

Previous Owner
DEMENY, NATALIE D. (DEWISEE)
DEMENY, RYAN T.

WISCASSET ME 04578
Sale Date: 12/18/2015

Previous Owner
DEMENY, NATALIE D.

68 BRADFORD ROAD
WISCASSET ME 04578
Sale Date: 4/16/2014

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2008-Mr. Demeny passed away March 2008 leaving Mrs. Demeny surviving joint tenant.
2015-Mrs. Demeny passed away April 16, 2014, leaving property to son, Ryan T. Demeny.

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	4 Drilled Well	3 Public Sewer	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	10/08/2021		
Price	222,000		
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	38,000	92,400	16,000	114,400
2012	38,000	92,400	16,000	114,400
2013	38,000	92,400	16,000	114,400
2014	38,000	92,400	16,000	114,400
2015	38,000	92,400	0	130,400
2016	38,000	92,400	6,000	124,400
2017	38,000	92,400	6,000	124,400
2018	38,000	92,400	6,000	124,400
2019	38,000	92,400	6,000	124,400
2020	38,000	92,400	6,000	124,400
2021	38,000	92,400	6,000	124,400
2022	38,000	92,400	0	130,400
2023	47,500	115,500	0	163,000
2024	47,500	115,500	0	163,000

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
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.55				


WISCASSET

Map Lot U06-004-B

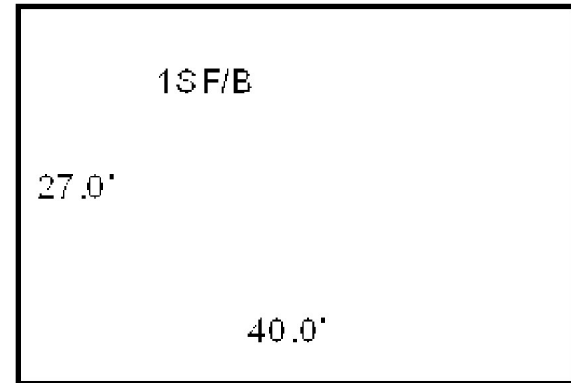
Account 1507

Location 68 BRADFORD ROAD

Card 1 Of 1 9/25/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1080
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1978	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

GARAGE 20X24



Date Inspected 2/03/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	1985	480	3 100	4	0 %	100 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U06-005			Account 1508			Location 80 BRADFORD ROAD			Card 1 Of 1			9/25/2024			
MARSEGLIA, NATHANIEL PAUL 80 BRADFORD ROAD WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	41,400	96,300	10,000	127,700		
						FARM LAND YEAR 0			2012	41,400	96,300	10,000	127,700		
						OPEN SPACE YEAR 0			2013	41,400	96,300	0	137,700		
B3890P93 B5063P267						Zone/Land Use 16 RESIDENTIAL			2014	41,400	96,300	0	137,700		
Previous Owner KLING, MARSHALL J/T KLING, MAURITA						Secondary Zone			2015	41,400	96,300	0	137,700		
									2016	41,400	96,300	0	137,700		
RIO RICO AZ 85648 Sale Date: 9/28/2016						Topography 2 Rolling			2017	41,400	96,300	0	137,700		
Previous Owner LEWIS, DONNA A. C/O MARSHALL & MAURITA KLING 71 SILVER LANE LIMERICK ME 04048 Sale Date: 7/30/2007						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	41,400	96,300	0	137,700		
						Utilities 4 Drilled Well 3 Public Sewer			2019	41,400	96,300	20,000	117,700		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	41,400	96,300	25,000	112,700		
						Street 1 Paved			2021	41,400	96,300	25,000	112,700		
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	41,400	96,300	24,000	113,700		
Previous Owner MIHALOS, DOROTHY A. J/T LEWIS, DONNA A.									2023	51,800	120,300	25,000	147,100		
									2024	51,800	120,300	25,000	147,100		
						Land Data									
WISCASSET ME 04578 Sale Date: 4/01/2005						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		
						11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot			Frontage	Depth	Factor	Code			
Inspection Witnessed By:						Square Foot		Square Feet							
						16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite									
Notes: 2003-PER PLAN CHANGED ACREAGE FROM 2.22 TO 1.92 AC 2005-DONNA LEWIS ADDRESS: 957 ALNA ROAD ALNA, ME 04535. 4/7/05-APRIL 1, 2005 - DOROTHY MIHALOS DIED LEAVING DONNA LEWIS SOLE OWNER. 2005-CHANGED BASEMENT FROM DRY TO WET AND GAVE 60% INFLUENCE FACTOR ON BACK LAND AS IT IS WET. 2008-FORMER OWNER: DONNA A. LEWIS BK3380 PG167. 7/25/12-Owner called to say that house is rented and they are moving to Green Valley, AZ. If not returned by April 1, 2013 will have to remove the homestead exemption.						Fract. Acre		Acreege/Sites							
						21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		20	1.00	100	%	0			
						Acres		21	1.00	100	%	0			
								28	0.92	100	%	0			
											%				
											%				
											%				
											%				
											%				
											%				
		Total Acreage 1.92													

WISCASSET

Map Lot U06-005

Account 1508

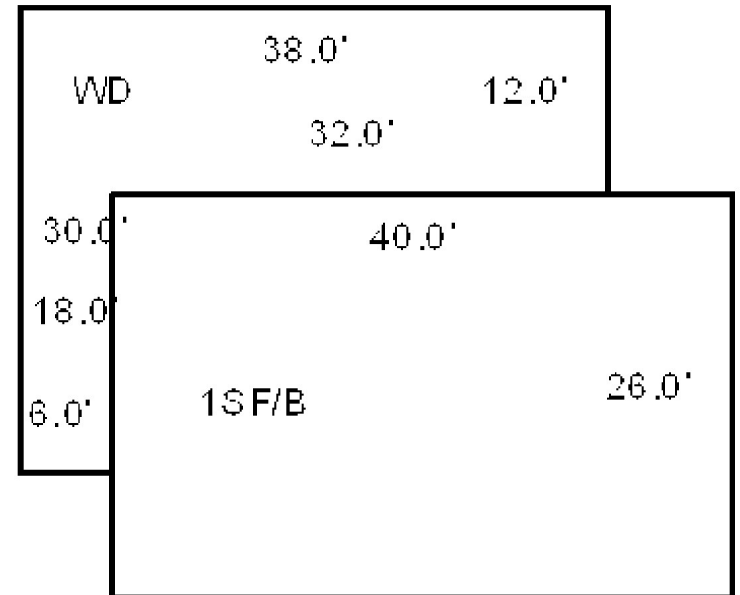
Location 80 BRADFORD ROAD

Card 1 Of 1 9/25/2024

Building Style 2 Ranch			SF Bsmt Living 0			Layout 1 Typical		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade 0 0			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH 0			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100% 5 Forced Warm Air			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic 9 None		
Dwelling Units 1			2.HWCI	6.GravWA	10.	1.1/4 Fin 4.Full Fin 7.		
Other Units 0			3.H Pump	7.Electric	11.	2.1/2 Fin 5.F/Stair 8.		
Stories 1 One Story			4.Steam	8.F/Wall	12.	3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0% 9 None			Insulation 1 Full		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy 5.Unknown 8.		
Exterior Walls 8 ALUM/VINYL			3.H Pump	6.	9.None	3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style 2 TYPICAL			Unfinished % 0%		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor 3 Average 100%		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface 1 Asphalt Shingles			Bath(s) Style 2 TYPICAL			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint) 1040		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition 4 Average		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor 4.Avg 7.V G		
SF Masonry Trim 0			# Rooms 5			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM 0			# Bedrooms 3			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM 0			# Full Baths 1			Phys. % Good 0%		
Year Built 1965			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None		
Foundation 2 Concrete Block			# Fireplaces 0			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.	<div><p>TRIO Software <i>A Division of Harris Computer Systems</i></p></div>					
2.C Block	5.Slab	8.						
3.Br/Stone	6.Piers	9.						
Basement 4 Full Basement								
1.1/4 Bmt	4.Full Bmt	7.						
2.1/2 Bmt	5.None	8.						
3.3/4 Bmt	6.	9.None						
Bsmt Gar # Cars 1								
Wet Basement 3 Wet Basement								
1.Dry	4.	7.						
2.Damp	5.	8.						
3.Wet	6.	9.						
			Econ. % Good 100%					
			Economic Code None					
			0.None 3.Services 9.None					
			1.Location 4.Traffic 8.					
			2.Encroach 8.Other 9.					
			Entrance Code 1 Interior Inspect					
			1.Interior 4.Vacant 7.					
			2.Refusal 5.Estimate 8.					
			3.Informed 6. 9.					
			Information Code 1 Owner					

Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

[illegible]

Map Lot U06-006

Account 1509

Location 92 BRADFORD ROAD

Card 1 Of 1 9/25/2024

STONE, DAWN J
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 **2 Rolling**

1.Level 4.Below St 7.Steep

2.Rolling 5.Low 8.Rough

3.Above St 6.Swampy 9.

Utilities **4 Drilled Well 3 Public Sewer**

1.Public 4.Dr Well 7.Cesspool

2.Water 5.DUG/LAKE 8.

3.Sewer 6.Septic 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.

2.Semi Imp 5.Private 8.

3.Gravel 6.Pub Eas 9.NoStreet

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date

Price

Sale Type

1.Land 4.Mobile 7.

2.L & B 5.Other 8.

3.Building 6. 9.

Financing

1.Convent 4.Seller 7.

2.FHA/VA 5.Private 8.

3.Assumed 6.Cash 9.Unknown

Validity

1.Valid 4.Split 7.Renovate

2.Related 5.Partial 8.Other

3.Distress 6.Exempt 9.Foreclose

Verified

1.Buyer 4.Agent 7.Family

2.Seller 5.Pub Rec 8.Other

3.Lender 6.MLS 9.

Assessment Record

Year

Land

Buildings

Exempt

Total

2011

43,900

105,000

10,000

138,900

2012

43,900

105,000

10,000

138,900

2013

43,900

105,000

10,000

138,900

2014

43,900

105,000

10,000

138,900

2015

43,900

105,000

10,000

138,900

2016

43,900

105,000

15,000

133,900

2017

43,900

105,000

20,000

128,900

2018

43,900

105,000

20,000

128,900

2019

43,900

105,000

20,000

128,900

2020

43,900

105,000

25,000

123,900

2021

43,900

105,000

25,000

123,900

2022

43,900

105,000

24,000

124,900

2023

54,900

151,700

25,000

181,600

2024

54,900

151,700

25,000

181,600

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

Frontage

Depth

Influence

Factor

Code

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

20

1.00

100

%

0

37.Softwood

21

1.00

100

%

0

38.Mixed Wood

28

2.15

100

%

0

39.Hardwood

%

40.Wasteland

%

41.CAMP SITE

%

42.Mobile Home Si

%

43.Condo Site

%

44.Site Improve

%

45.CAMP SITE

%

46.PAVING/00

Total Acreage 3.15

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

6/1/23 W/MRS- ADD 1sFr, ADD BATH.

'19 Delete Norman(Deceased)

2009-Added garage

WISCASSET

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Map Lot U06-006



Account 1509

Location 92 BRADFORD ROAD

Card 1

Of 1

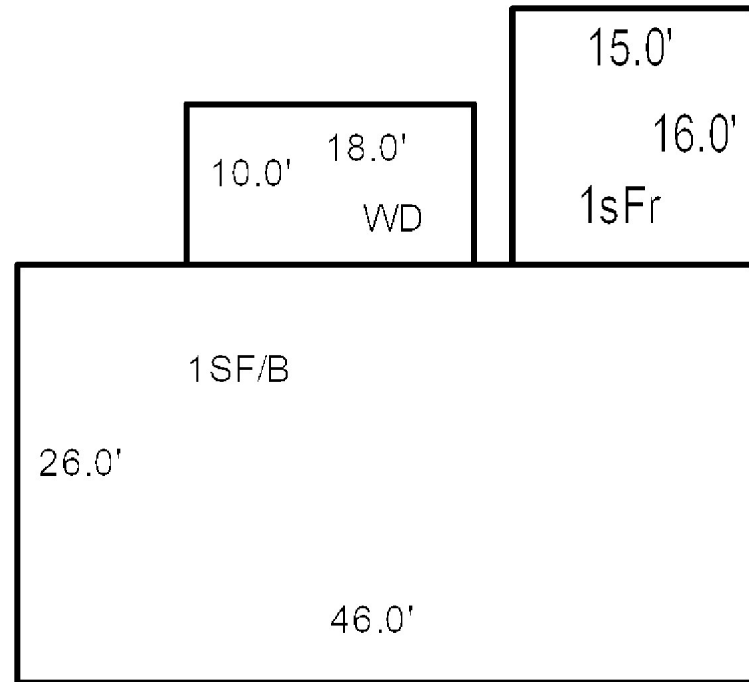
9/25/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1196
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1965	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 2 Concrete Block	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 1		Entrance Code 1 Interior Inspect
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		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	
68 Wood Deck	1988	180	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	2009	576	3 100	4	0 %	100 %		2.TWO STORY FRAM
1 ONE STORY	2022	240	0 0	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 U06-007			Account 1510		Location 91 BRADFORD ROAD		Card 1		Of 1		9/25/2024	
LOUGHERY, BRANDON PEDLOWE, JOHN 21 STILL RIVER ROAD HARVARD MA 01451 B5931P71			Property Data			Assessment Record						
			Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year 0			2011	43,800	23,000	0	66,800		
			FARM LAND YEAR 0			2012	43,800	23,000	0	66,800		
			OPEN SPACE YEAR 0			2013	43,800	23,000	0	66,800		
Previous Owner URIE, ELIZABETH M J/T URIE, GLENN E			Zone/Land Use 16 RESIDENTIAL			2014	43,800	23,600	0	67,400		
			Secondary Zone			2015	43,800	23,600	0	67,400		
						2016	43,800	23,600	0	67,400		
			Topography 3 Above Street 2 Rolling			2017	43,800	23,600	0	67,400		
						2018	43,800	23,600	0	67,400		
Previous Owner JONES, ROBERT ARNOLD T/C STEAD, MARY E. C/O GLENN E. & ELIZABETH M. URIE BROOKFIELD VT 05036 Sale Date: 2/08/2013			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2019	43,800	39,700	0	83,500		
			Utilities 5 Dugwell/Lake 3 Public Sewer			2020	43,800	39,700	0	83,500		
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	43,800	39,700	0	83,500		
			Street 1 Paved			2022	43,800	39,700	0	83,500		
						2023	54,800	59,400	0	114,200		
Previous Owner JONES, ROBERT ARNOLD 989 NORTH MOUNTAIN ROAD JEFFERSON ME 04348 Sale Date: 3/05/2012			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2024	54,800	74,900	0	129,700		
			Land Data									
			Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improveve 45.CAMP SITE 46.PAVING/00		
						Frontage	Depth	Factor	Code			
Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Square Feet										
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2		Acreege/Sites										
			20	1.00	100	%	0					
			21	1.00	100	%	0					
			28	2.11	100	%	0					
						%						
Verified 5 Public Record 1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.		Total Acreage	3.11									

WISCASSET

Map Lot U06-007

Account 1510

Location 91 BRADFORD ROAD

Card 1

Of 1

9/25/2024

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 79% 3 Heat Pump	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 714
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1800	# Half Baths 0	Funct. % Good 75%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 1 Incomplete
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	12	0 0	0	0 %	0 %		1.ONE STORY FRAM
24 Frame Shed	2013	80	3 100	2	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	2018	238	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

Shed
10.0'
8.0'

Shed
14.0'
17.0'

1.50sFr/B



Property Data			Assessment Record							
Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total			
			2011	37,000	29,600	10,000	56,600			
Tree Growth Year 0			2012	37,000	29,600	10,000	56,600			
FARM LAND YEAR 0			2013	37,000	29,600	10,000	56,600			
OPEN SPACE YEAR 0			2014	37,000	29,600	10,000	56,600			
Zone/Land Use 16 RESIDENTIAL			2015	37,000	29,600	10,000	56,600			
Secondary Zone			2016	37,000	29,600	15,000	51,600			
			2017	37,000	29,600	20,000	46,600			
Topography 2 Rolling			2018	37,000	29,600	20,000	46,600			
1.Level	4.Below St	7.Steep	2019	37,000	29,300	20,000	46,300			
2.Rolling	5.Low	8.Rough	2020	37,000	29,300	25,000	41,300			
3.Above St	6.Swampy	9.	2021	37,000	29,300	25,000	41,300			
Utilities 4 Drilled Well 3 Public Sewer			2022	37,000	29,300	24,000	42,300			
1.Public	4.Dr Well	7.Cesspool	2023	46,300	37,100	25,000	58,400			
2.Water	5.DUG/LAKE	8.	2024	46,300	37,100	25,000	58,400			
3.Sewer	6.Septic	9.None	Land Data							
Street 1 Paved										
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes	
2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code		
3.Gravel	6.Pub Eas	9.NoStreet					%			
TREE GROWTH PLAN 0					11.Regular Lot					1.Open Space
CONSERV EASE 0					12.Delta Triangle					2.Neighborhood A
Sale Data					13.Nabla Triangle					3.Topography
					14.Rear Land					4.Size/Shape
Sale Date	6/01/1994				15.Front Foot					5.Access
Price	46,000						6.Restriction			
Sale Type	4 Mobile Home		Square Foot	Square Feet				7.Corner/Locatio		
1.Land	4.Mobile	7.			%		8.View/Environ			
2.L & B	5.Other	8.			%		9.Fract Share			
3.Building	6.	9.			%		Acres			
Financing 9 Unknown					%		30.Rear 20+			
1.Convent	4.Seller	7.			%		31.Waterfront Rea			
2.FHA/VA	5.Private	8.			%		32.Open Space			
3.Assumed	6.Cash	9.Unknown			%		33.RestrictEsm			
Validity	1 Arms Length Sale		Fract. Acre	Acres	Acres			34.PASTURE 1		
1.Valid	4.Split	7.Renovate					35.HORTICULTURAL-			
2.Related	5.Partial	8.Other			20	1.00	100	%	0	
3.Distress	6.Exempt	9.Foreclose			21	0.29	100	%	0	
Verified 5 Public Record								%		
								%		
1.Buyer	4.Agent	7.Family						%		
2.Seller	5.Pub Rec	8.Other						%		
3.Lender	6.MLS	9.				%				
			Total Acreage 0.29							


WISCASSET

Map Lot U06-008

Account 1511

Location 83 BRADFORD ROAD

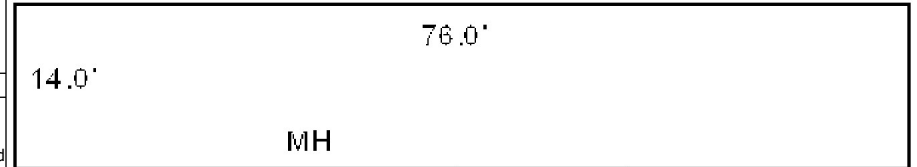
Card 1 Of 1 9/25/2024

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 79%	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic
Dwelling Units	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0%	Insulation
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style	Unfinished %
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface	Bath(s) Style	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint)
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim	# Rooms	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM	# Bedrooms	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM	# Full Baths	Phys. % Good
Year Built	# Half Baths	Funct. % Good
Year Remodeled	# Addn Fixtures	Functional Code
Foundation	# Fireplaces	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good
Basement		Economic Code
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars		Entrance Code 1 Interior Inspect
Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	1991	70	3 100	4	0 %	100 %		1.ONE STORY FRAM
998 14' Mobile	1991	14x76	3 100	4	0 %	50 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U06-009			Account 1512			Location 79 BRADFORD ROAD			Card 1		Of 1		9/25/2024	
STEBBINS, MORGAN MANLEY, LISA 38 KENT STREET NEWBURYPORT MA 01950			Property Data			Assessment Record								
			Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total				
			Tree Growth Year 0			2011	37,700	74,100	0	111,800				
			FARM LAND YEAR 0			2012	37,700	74,100	0	111,800				
			OPEN SPACE YEAR 0			2013	37,700	74,100	0	111,800				
B6023P40			Zone/Land Use 16 RESIDENTIAL			2014	37,700	74,100	0	111,800				
Previous Owner PARMENTER, RICHARD J/T PARMENTER, LUCINDA H 2160 MAIN STREET WEST BARNSTABLE MA 02668 Sale Date: 8/01/2023			Secondary Zone			2015	37,700	74,100	0	111,800				
			2016			37,700	74,100	0	111,800					
Previous Owner ATWOOD, ELIZABETH E. PO BOX 695 DAMARISCOTTA ME 04543 0695			Topography 3 Above Street 1 Level			2017	37,700	74,100	0	111,800				
			1.Level 4.Below St 7.Steep			2018	37,700	74,100	0	111,800				
			2.Rolling 5.Low 8.Rough			2019	37,700	74,100	0	111,800				
			3.Above St 6.Swampy 9.			2020	37,700	74,100	0	111,800				
			Utilities 4 Drilled Well 3 Public Sewer			2021	37,700	74,100	0	111,800				
			1.Public 4.Dr Well 7.Cesspool			2022	37,700	74,100	0	111,800				
			2.Water 5.DUG/LAKE 8.			2023	47,100	92,600	0	139,700				
			3.Sewer 6.Septic 9.None			2024	47,100	92,600	0	139,700				
			Street 1 Paved			Land Data								
			1.Paved 4.Proposed 7.			Front Foot		Type	Effective		Influence		Influence Codes	
2.Semi Imp 5.Private 8.			Frontage	Depth	Factor				Code					
3.Gravel 6.Pub Eas 9.NoStreet					%									
TREE GROWTH PLAN 0					%									
CONSERV EASE 0					%									
Inspection Witnessed By:			Sale Data			11.Regular Lot				1.Open Space				
X			Sale Date 8/01/2023			12.Delta Triangle				2.Neighborhood A				
			Price 170,000			13.Nabla Triangle				3.Topography				
Date			Sale Type 2 Land & Buildings			14.Rear Land				4.Size/Shape				
No./Date	Description	Date Insp.	1.Land 4.Mobile 7.			15.Front Foot				5.Access				
			2.L & B 5.Other 8.			Square Foot		Square Feet		6.Restriction				
			3.Building 6. 9.							7.Corner/Locatio				
			Financing 9 Unknown							8.View/Environ				
			1.Convent 4.Seller 7.							9.Fract Share				
			2.FHA/VA 5.Private 8.							Acres				
Notes: 2004-FORMER OWNER: ELIZABETH ATWOOD BK636 PG122. REMOVED ALL EXEMPTIONS			3.Assumed 6.Cash 9.Unknown			16.Regular Lot				30.Rear 20+				
			Validity 1 Arms Length Sale			17.Secondary Site				31.Waterfront Rea				
			1.Valid 4.Split 7.Renovate			18.Secondary Site				32.Open Space				
			2.Related 5.Partial 8.Other			19.Condominium				33.RestrictEsm				
			3.Distress 6.Exempt 9.Foreclose			20.Base Homesite				34.PASTURE 1				
WISCASSET			Verified 5 Public Record			Fract. Acre		Acreage/Sites		35.HORTICULTURAL-				
			1.Buyer 4.Agent 7.Family			21.HS Size Adj		20	1.00	100 %	0	36.Pasture 3		
			2.Seller 5.Pub Rec 8.Other			22.Base Waterfron		21	0.47	100 %	0	37.Softwood		
			3.Lender 6.MLS 9.			23.Deep WF Size A Acres				% %		38.Mixed Wood		
						24.Base Waterfron				% %		39.Hardwood		
			25.Shallow WF Siz				% %		40.Wasteland					
			26.Base Water Inf				% %		41.CAMP SITE					
			27.Influence W Si				% %		42.Mobile Home Si					
			28.Rear Land 1-10						43.Condo Site					
			29.Rear Land 11-2				Total Acreage 0.47		44.Site Improve					
									45.CAMP SITE					
									46.PAVING/00					

WISCASSET

Map Lot U06-009



Account 1512

Location 79 BRADFORD ROAD

Card 1

Of 1

9/25/2024

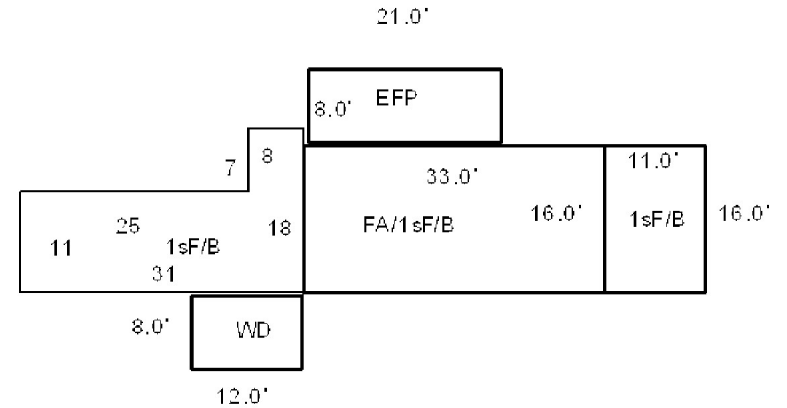
Building Style 1 Conventional	SF Bsmt Living 0	Layout 2 Inadequate
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 4 Full Finished
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 2 Fair 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 911
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1860	# Half Baths 0	Funct. % Good 95%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 6 STYLE
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 1 1/4 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/03/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	0	168	0 0	0	0 %	0 %	
68 Wood Deck	0	96	0 0	0	0 %	0 %	
155 1 ST BARN.....	1920	750	3 100	4	0 %	50 %	
68 Wood Deck	2001	40	3 100	4	0 %	100 %	
11 1	0	176	0 0	0	0 %	100 %	
11 1	0	383	0 0	0	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	

BARN 25X30



Map Lot U06-010			Account 1513			Location 71 BRADFORD ROAD			Card 1 Of 1			9/25/2024				
SMITH, KEVIN L JR ANAGNOSTIS, ALEXANDRA C 97 OAK STREET #7 BATH ME 04530 B3993P101 B4951P213						Property Data			Assessment Record							
						Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total			
						Tree Growth Year 0			2011	37,400	92,200	10,000	119,600			
						FARM LAND YEAR 0			2012	37,400	92,200	10,000	119,600			
						OPEN SPACE YEAR 0			2013	37,400	92,200	10,000	119,600			
Previous Owner LUTTERMAN, BRANDON T. J/T LUTTERMAN, LISA A.						Zone/Land Use 16 RESIDENTIAL			2014	37,400	92,500	10,000	119,900			
						Secondary Zone			2015	37,400	92,500	10,000	119,900			
									2016	37,400	92,500	0	129,900			
						Topography 1 Level			2017	37,400	92,500	0	129,900			
						WISCASSET ME 04578 Sale Date: 11/13/2015 Previous Owner GRAY, BETTY J. (DEVISEES) PEPEK,LYNNE, GRAY,GLENDON & VAUGHN C/O BRANDON T. & LISA A. LUTTERMAN WISCASSET ME 04578 Sale Date: 4/16/2008			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.	2018	37,400	92,500	0	129,900		
Utilities 3 Public Sewer 4 Drilled Well			2019	37,400	92,500				0	129,900						
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	37,400	92,500				0	129,900						
Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2021	37,400	92,500				0	129,900						
			2022	37,400	92,500				0	129,900						
Inspection Witnessed By:									2023	46,800	115,600	0	162,400			
									2024	46,800	115,600	0	162,400			
									Land Data							
									Front Foot		Type	Effective		Influence		Influence Codes
												Frontage	Depth	Factor	Code	
X Date						11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot							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: 2007-FUTURE TAX BILL SENT TO DAUGHTER PER POWER OF ATTORNEY, A COPY OF WHICH IS IN FILE. 2008-MRS. GRAY PASSED AWAY 02/21/08. MRS. GRAY PREVIOUS BK1266 PG198.						Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Square Feet				30.Rear 20+				
												31.Waterfront Rea				
												32.Open Space				
												33.RestrictEsm				
												34.PASTURE 1				
WISCASSET						Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2		Acreage/Sites				35.HORTICULTURAL-				
								20	1.00	100	%	0	36.Pasture 3			
								21	0.40	100	%	0	37.Softwood			
											%		38.Mixed Wood			
											%		39.Hardwood			
												40.Wasteland				
												41.CAMP SITE				
												42.Mobile Home Si				
												43.Condo Site				
												44.Site Improve				
						Total Acreage 0.40						45.CAMP SITE				
												46.PAVING/00				

WISCASSET

WISCASSET

Map Lot U06-010


Account 1513

Location 71 BRADFORD ROAD

Card 1

Of 1

9/25/2024

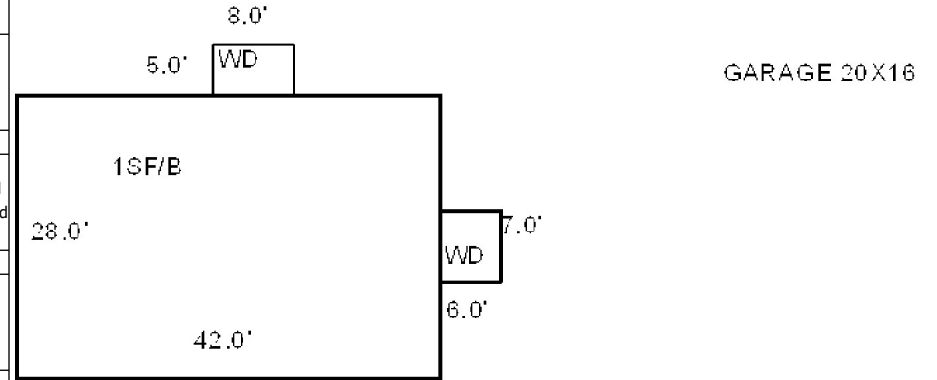
Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1176
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1966	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	42	0 0	0	0 %	0 %	
68 Wood Deck	0	40	0 0	0	0 %	0 %	
23 Frame Garage	1988	320	3 100	4	0 %	100 %	
24 Frame Shed	2014	48	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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



BARTER, DIANE L 57 BRADFORD ROAD WISCASSET ME 04530			Property Data			Assessment Record							
			Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2011	39,800	41,900	0	81,700			
			FARM LAND YEAR 0			2012	39,800	41,900	0	81,700			
			OPEN SPACE YEAR 0			2013	39,800	41,900	0	81,700			
B5857P13 Previous Owner CHENEY, JULIE S C/O NANCY DALTON 3 HUNTOON HILL ROAD WISCASSET ME 04578 Sale Date: 3/10/2022			Zone/Land Use 16 RESIDENTIAL			2014	39,800	41,900	0	81,700			
			Secondary Zone			2015	39,800	41,900	0	81,700			
						2016	39,800	41,900	0	81,700			
			Topography 2 Rolling			2017	39,800	41,900	0	81,700			
			Previous Owner DALTON, GERALD L. DALTON, NANCY C. WISCASSET ME 04578 Sale Date: 6/07/2010			1.Level 4.Below St 7.Steep	2018	39,800	41,900	0	81,700		
2.Rolling 5.Low 8.Rough	2019	39,800				41,900	0	81,700					
3.Above St 6.Swampy 9.	2020	39,800				41,900	0	81,700					
Utilities 3 Public Sewer 5 Dugwell/Lake	2021	39,800				41,900	0	81,700					
1.Public 4.Dr Well 7.Cesspool	2022	39,800				41,900	0	81,700					
2.Water 5.DUG/LAKE 8.	2023	49,800				52,400	25,000	77,200					
3.Sewer 6.Septic 9.None	2024	49,800				52,700	25,000	77,500					
Street 1 Paved													
SOMERVILLE ME 04348 Sale Date: 4/04/2006			1.Paved 4.Proposed 7.	Land Data									
			2.Semi Imp 5.Private 8.										
			3.Gravel 6.Pub Eas 9.NoStreet										
Inspection Witnessed By:			TREE GROWTH PLAN 0			Front Foot		Type	Effective		Influence		Influence Codes
			CONSERV EASE 0			11.Regular Lot			Frontage	Depth	Factor	Code	
X													

WISCASSET

Map Lot U06-011





Account 1514

Location 57 BRADFORD ROAD

Card 1

Of 1

9/25/2024

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

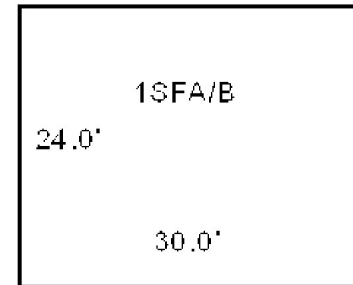
Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1970	108	3 100	3	0 %	100 %	
24 Frame Shed	0				%	%	800
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

SHED 9X12

SHED 29X14



Map Lot U06-011-A			Account 1515			Location 63 BRADFORD ROAD			Card 1 Of 1		9/25/2024			
SHERMAN, SUSAN LYNN ALNA ME 04535			Property Data			Assessment Record								
						Year	Land		Buildings		Exempt	Total		
			Neighborhood 103 RURAL WEST			2011	39,800		33,500		0	73,300		
			Tree Growth Year 0			2012	39,800		33,500		0	73,300		
			FARM LAND YEAR 0			2013	39,800		33,500		0	73,300		
B1617P97 B3038P315			OPEN SPACE YEAR 0			2014	39,800		33,500		0	73,300		
Previous Owner BENNER, SUSAN LYNN SHERMAN			Zone/Land Use 16 RESIDENTIAL			2015	39,800		33,500		0	73,300		
						2016	39,800		33,500		0	73,300		
			Secondary Zone			2017	39,800		33,500		0	73,300		
						2018	39,800		33,500		0	73,300		
						2019	39,800		33,500		0	73,300		
180 BAILEY ROAD ALNA ME 04535			Topography 1 Level			2020	39,800		33,500		0	73,300		
						2021	39,800		33,500		0	73,300		
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2022	39,800		33,500		0	73,300		
						2023	49,800		41,800		0	91,600		
						2024	49,800		41,800		0	91,600		
Inspection Witnessed By:			Utilities 4 Drilled Well 3 Public Sewer 1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			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/Location 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00	
									Frontage	Depth	Factor	Code		
											%			
											%			
											%			
											%			
											%			
											%			
						Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Square Feet						
%														
%														
%														
%														
%														
%														
%														
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2		Acreage/Sites												
				20	1.00	100	%	0						
				21	1.00	100	%	0						
				28	0.10	100	%	0						
						%								
						%								
						%								
						%								
Notes: 2004-DIVORCE DECREE SETTING ASIDE THIS PROPERTY TO SUSAN BENNER. PREVIOUS BK1617 PG97			Validity 1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose			Total Acreage 1.10								
						Verified 1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.								
WISCASSET														

WISCASSET

Map Lot U06-011-A

Account 1515

Location 63 BRADFORD ROAD

Card 1 Of 1 9/25/2024

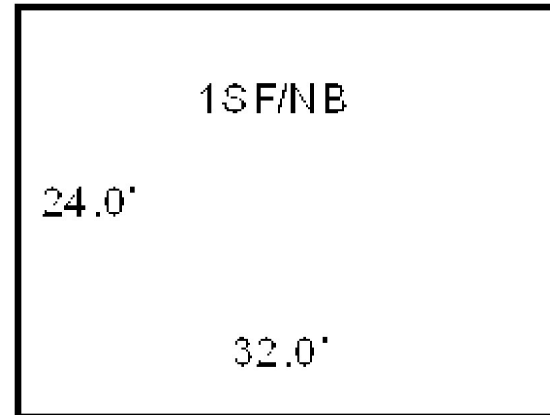
SHED 12X16

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 768
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 2 Fair
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1982	# Half Baths 0	Funct. % Good 90%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

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



Map Lot U06-012			Account 1516			Location 51 BRADFORD ROAD			Card 1 Of 1			9/25/2024		
RAND, BENJAMIN J PO BOX 954 WISCASSET ME 04578			Property Data			Assessment Record								
			Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total				
			Tree Growth Year 0			2011	38,000	45,900	0	83,900				
			FARM LAND YEAR 0			2012	38,000	45,900	0	83,900				
			OPEN SPACE YEAR 0			2013	38,000	45,900	0	83,900				
B3620P129 B4796P203			Zone/Land Use 16 RESIDENTIAL			2014	38,000	45,900	0	83,900				
Previous Owner BOOTHBAY REGION HUMANE SOCIETY,INC LINCOLN COUNTY ANIMAL SHELTER C/O BENJAMIN RAND WISCASSET ME 04578 Sale Date: 7/03/2014			Secondary Zone			2015	39,600	45,900	0	85,500				
			Topography 1 Level			2016	39,600	45,900	0	85,500				
			1.Level 4.Below St 7.Steep			2017	39,600	45,900	0	85,500				
			2.Rolling 5.Low 8.Rough			2018	39,600	45,900	0	85,500				
			3.Above St 6.Swampy 9.			2019	39,600	45,900	0	85,500				
Previous Owner SAUNDERS, FRANK L. (DEWISEE) C/O LOIS ATWOOD 32 SHAW ROAD WESTPORT ISLAND ME 04578 Sale Date: 1/11/2006			Utilities 3 Public Sewer 5 Dugwell/Lake			2020	39,600	45,900	0	85,500				
			1.Public 4.Dr Well 7.Cesspool			2021	39,600	57,400	0	97,000				
			2.Water 5.DUG/LAKE 8.			2022	39,600	57,400	0	97,000				
			3.Sewer 6.Septic 9.None			2023	49,500	68,900	0	118,400				
			Street 1 Paved			2024	49,500	68,900	0	118,400				
Inspection Witnessed By:			1.Paved 4.Proposed 7.			Land Data								
			2.Semi Imp 5.Private 8.			Front Foot		Type	Effective		Influence		Influence Codes	
			3.Gravel 6.Pub Eas 9.NoStreet						Frontage	Depth	Factor	Code		
			TREE GROWTH PLAN 0			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot							1.Open Space	
			CONSERV EASE 0										2.Neighborhood A	
X Date			Sale Data			Square Foot			Square Feet				8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00	
			Sale Date 7/03/2014											
			Price 5,000											
			Sale Type 2 Land & Buildings											
			1.Land 4.Mobile 7.											
No./Date Description Date Insp.			2.L & B 5.Other 8.			16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Acreege/Sites					
			3.Building 6. 9.						20	1.00	100	%	0	
									21	1.00	100	%	0	
												%		
												%		
Notes: '23 Fix error on concrete platform assessed instead of slab. 6/9/21 NAH OLD HOUSE GONE -MVR, ADD NEW MH +MVR. '15 SPLIT FROM LOT 14 NOW 1 ACRE. 2006-MR. SAUNDERS DIED 6/17/05 AND LEFT PROPERTY TO LINCOLN COUNTY ANIMAL SHELTER IN HIS WILL. PREVIOUS BK630 PG39. (DEED FROM PR DONE IN JANUARY 2006.) 2010-House is still there. 2014-Sending bill c/o new owner Benjamin Rand, per new owner. WISCASSET			Financing 9 Unknown			Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2			Total Acreage		1.00			
			1.Convent 4.Seller 7.											
			2.FHA/VA 5.Private 8.											
			3.Assumed 6.Cash 9.Unknown											
			Validity 8 Other Non Valid											
			1.Valid 4.Split 7.Renovate											
			2.Related 5.Partial 8.Other											
			3.Distress 6.Exempt 9.Foreclose											
			Verified 5 Public Record											
			1.Buyer 4.Agent 7.Family											
			2.Seller 5.Pub Rec 8.Other											
			3.Lender 6.MLS 9.											

WISCASSET

Map Lot U06-012


Account 1516

Location 51 BRADFORD ROAD

Card 1

Of 1

9/25/2024

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

Date Inspected 12/02/2006

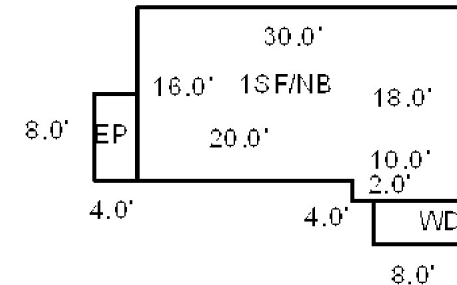
Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	1983	800	3 100	4	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	1983	120	3 100	4	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	1983	144	3 100	4	0 %	100 %		3.THREE STORY FR
24 Frame Shed	1983	120	3 100	4	0 %	100 %		4.1 & 1/2 STORY
998 14' Mobile	2010	14x56	3 100	4	0 %	50 %		5.1 & 3/4 STORY
103 SLAB.....	2020	784	3 100	4	0 %	100 %		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

GARAGE 20X40 W/ 8X15 ATTACHED SHED

SHED 12X12

SHED 10X12



Map Lot U06-013

Account 1517

Location 43 BRADFORD ROAD

Card 1 Of 1 9/25/2024

SCIASCIA, NICOLE
43 BRADFORD ROAD
WISCASSET ME 04578

B5668P253 B5668P255

Previous Owner
SCIASCIA, ANDREW D

43 BRADFORD ROAD
WISCASSET ME 04578
Sale Date: 2/18/2021

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

6/1/23 ADDN COMP

7/18/22 W/BF, ADD INC ADDN, ADJ DIMS OF PRIOR ADDN,
ADD WD NPA

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	3 Public Sewer	5 Dugwell/Lake	
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	2/18/2021		
Price			
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	2 Related Parties		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	39,600	36,300	10,000	65,900
2012	39,600	43,400	10,000	73,000
2013	39,600	50,200	10,000	79,800
2014	39,600	50,200	10,000	79,800
2015	39,600	50,200	10,000	79,800
2016	39,600	50,200	15,000	74,800
2017	39,600	50,200	20,000	69,800
2018	39,600	50,200	20,000	69,800
2019	39,600	50,200	20,000	69,800
2020	39,600	50,200	25,000	64,800
2021	39,600	50,200	0	89,800
2022	39,600	55,800	0	95,400
2023	49,500	75,400	0	124,900
2024	49,500	75,400	0	124,900

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		1.00				

WISCASSET

Map Lot U06-013



Account 1517

Location 43 BRADFORD ROAD

Card 1

Of 1

9/25/2024

Building Style 1 Conventional	SF Bsmt Living 0	Layout 2 Inadequate
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 8 Floor/Wall Unit	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 3 Capped Only
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 3 OLD STYLE	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 2 Fair 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 3 Old Style	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 384
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1940	# Half Baths 0	Funct. % Good 90%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 7 LAYOUT
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 1 1/4 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/10/2007

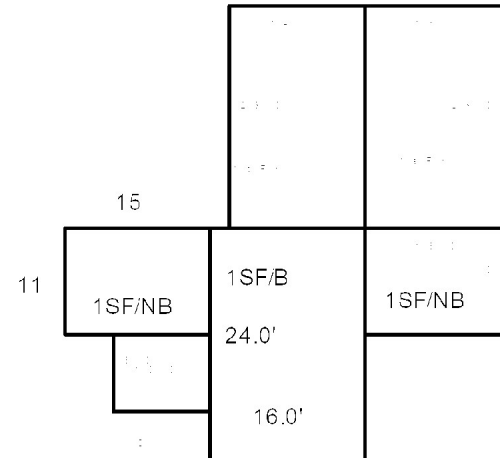
Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	322	0 0	0	0 %	0 %		1.ONE STORY FRAM
1 ONE STORY	0	176	0 0	0	0 %	0 %		2.TWO STORY FRAM
1 ONE STORY	0	165	0 0	0	0 %	0 %		3.THREE STORY FR
23 Frame Garage	1960	576	3 100	3	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	1960	24	3 100	3	0 %	100 %		5.1 & 3/4 STORY
68 Wood Deck	2000	80	3 100	3	0 %	100 %		6.2 & 1/2 STORY
1 ONE STORY	2021	368	0 0	4	0 %	100 %		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED 8 X 8

GARAGE 24 X 24

W/ATT SHED 3 X 8



Map Lot U06-014			Account 1518			Location 33 BRADFORD ROAD			Card 1		Of 1		9/25/2024					
GROVER, DEVIN J 33 BRADFORD ROAD WISCASSET ME 04578						Property Data			Assessment Record									
						Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total					
						Tree Growth Year 0			2011	63,600	49,800	0	113,400					
						FARM LAND YEAR 0			2012	63,600	49,800	0	113,400					
						OPEN SPACE YEAR 0			2013	63,600	49,800	0	113,400					
B3620P129 B4881P63 B5137P122						Zone/Land Use 16 RESIDENTIAL			2014	63,600	49,800	0	113,400					
Previous Owner GROVER, CHESTER B. GROVER, MICHELLE M.						Secondary Zone			2015	63,200	49,800	0	113,000					
									2016	63,200	49,800	0	113,000					
WISCASSET ME 04578 Sale Date: 5/19/2017						Topography 2 Rolling			2017	63,200	49,800	0	113,000					
Previous Owner BOOTHBAY REGION HUMANE SOCIETY,INC LINCOLN COUNTY ANIMAL SHELTER						1.Level 4.Below St 7.Steep			2018	37,800	49,800	0	87,600					
						2.Rolling 5.Low 8.Rough			2019	37,800	49,800	0	87,600					
						3.Above St 6.Swampy 9.			2020	37,800	49,800	25,000	62,600					
						Utilities 3 Public Sewer 4 Drilled Well			2021	37,800	49,800	25,000	62,600					
									2022	37,800	49,800	24,000	63,600					
BOOTHBAY HARBOR ME 04538 Sale Date: 4/27/2015						1.Public 4.Dr Well 7.Cesspool			2023	47,300	62,200	25,000	84,500					
Previous Owner SAUNDERS, FRANK L. (DEWISEE) C/O LOIS ATWOOD 32 SHAW ROAD WESTPORT ISLAND ME 04578 Sale Date: 1/11/2006						2.Water 5.DUG/LAKE 8.			2024	47,300	62,200	25,000	84,500					
						3.Sewer 6.Septic 9.None												
						Street 1 Paved												
						1.Paved 4.Proposed 7.												
						2.Semi Imp 5.Private 8.												
Inspection Witnessed By:						3.Gravel 6.Pub Eas 9.NoStreet												
						TREE GROWTH PLAN 0												
						CONSERV EASE 0												
						Sale Data												
						Sale Date 5/19/2017												
X						Price												
Date						Sale Type 2 Land & Buildings												
No./Date			Description			Date Insp.												
Notes:						Validity 2 Related Parties												
'15 .44 ACRE TO LOT 16 w/ DWELLING.(.56 WAS ALREADY ASSESSED TO LOT 16) 2006-MR. SAUNDERS DIED 6/17/05 AND LEFT PROPERTY TO LINCOLN COUNTY ANIMAL SHELTER IN HIS WILL. PREVIOUS BK 602 PG 42. (PR DEED DONE JANUARY 2006.)						1.Valid 4.Split 7.Renovate												
						2.Related 5.Partial 8.Other												
						3.Distress 6.Exempt 9.Foreclose												
						Verified 5 Public Record												
						1.Buyer 4.Agent 7.Family												
WISCASSET						2.Seller 5.Pub Rec 8.Other												
						3.Lender 6.MLS 9.												

WISCASSET

Map Lot U06-014


Account 1518

Location 33 BRADFORD ROAD

Card 1

Of 1

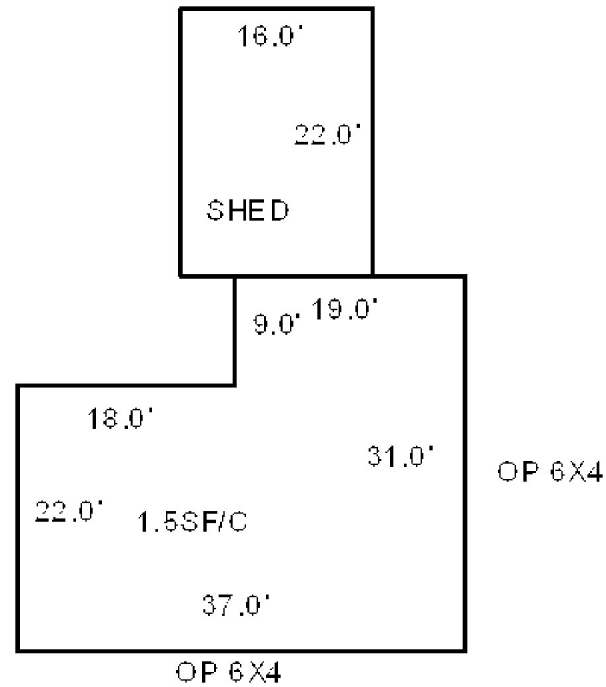
9/25/2024

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 985
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 2 Fair
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1800	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 5 Crawl Space		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 3 Tenant
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	24	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 Open Frame	0	24	0 0	0	0 %	0 %		2.TWO STORY FRAM
24 Frame Shed	0	352	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



WISCASSET

Map Lot U06-014A

Account 2658

Location

Card 1 Of 1 9/25/2024

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

KING, GARY F KING, JUNE M WISCASSET ME 04578 B1380P250			Property Data			Assessment Record							
			Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2011	37,200	117,300	10,000	144,500			
			FARM LAND YEAR 0			2012	37,200	117,300	10,000	144,500			
			OPEN SPACE YEAR 0			2013	37,200	117,300	10,000	144,500			
			Zone/Land Use 16 RESIDENTIAL			2014	37,200	117,300	10,000	144,500			
			Secondary Zone			2015	37,200	117,300	10,000	144,500			
						2016	37,200	117,300	15,000	139,500			
			Topography 7 Steep			2017	37,200	117,300	20,000	134,500			
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	37,200	117,300	20,000	134,500
2019	37,200	117,300							20,000	134,500			
Utilities 4 Drilled Well 3 Public Sewer						2020	37,200	117,300	25,000	129,500			
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None						2021	37,200	117,300	25,000	129,500			
						2022	37,200	117,300	24,000	130,500			
			Street 1 Paved			2023	46,500	146,700	25,000	168,200			
						2024	46,500	146,700	25,000	168,200			
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			Land Data							
						Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00
			Frontage	Depth	Factor				Code				
Inspection Witnessed By: X No./Date													

WISCASSET

Map Lot U06-015


Account 1519

Location 27 BRADFORD ROAD

Card 1

Of 1

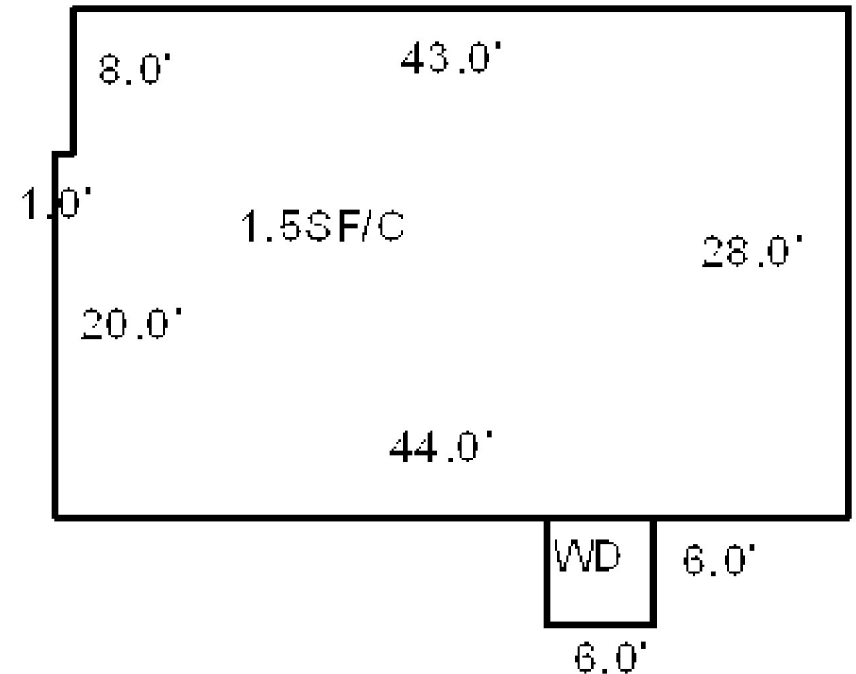
9/25/2024

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1224
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1960	# Half Baths 0	Funct. % Good 90%
Year Remodeled 1996	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 3 3/4 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 2 Relative
		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	
68 Wood Deck	1996	36	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		U06-016		Account		1520		Location		15 BRADFORD ROAD		Card		1		Of		1		9/25/2024	
JACKSON, MARTIN DAVID JACKSON, LAUREN MICHELLE 15 BRADFORD RD WISCASSET ME 04578 USA B2698P220 B3652P256 B5207P19 B5280P299				Property Data				Assessment Record													
				Neighborhood 103 RURAL WEST				Year		Land		Buildings		Exempt		Total					
				Tree Growth Year 0				2011		43,300		158,000		10,000		191,300					
				FARM LAND YEAR 0				2012		43,300		158,000		10,000		191,300					
				OPEN SPACE YEAR 0				2013		43,300		158,000		10,000		191,300					
Previous Owner WELLS FARGO BANK N.A. C/O Martin, & Lauren Jackson 15 Bradford Road Wiscasset ME 04578 Sale Date: 7/11/2018				Zone/Land Use 16 RESIDENTIAL				2014		43,300		158,000		10,000		191,300					
				Secondary Zone				2015		43,300		158,000		10,000		191,300					
								2016		43,300		158,000		15,000		186,300					
				Topography 2 Rolling				2017		43,300		158,000		20,000		181,300					
Previous Owner MURPHY, JANE LYNN J/T MURPHY, ROBERT J. WISCASSET ME 04578 Sale Date: 11/16/2017				1.Level		4.Below St		7.Steep		2018		43,300		74,500		0		117,800			
				2.Rolling		5.Low		8.Rough		2019		43,300		74,500		0		117,800			
				3.Above St		6.Swampy		9.		2020		43,300		97,600		25,000		115,900			
				Utilities 3 Public Sewer 2 Public Water				2021		43,300		74,500		25,000		92,800					
				1.Public		4.Dr Well		7.Cesspool		2022		43,300		74,500		24,000		93,800			
				2.Water		5.DUG/LAKE		8.		2023		54,200		98,800		25,000		128,000			
				3.Sewer		6.Septic		9.None		2024		54,200		98,800		25,000		128,000			
				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 7/11/2018																					
Price 89,191																					
Sale Type 2 Land & Buildings																					
1.Land		4.Mobile		7.		11.Regular Lot		Type		Effective		Influence		Influence Codes							
2.L & B		5.Other		8.		12.Delta Triangle				Frontage		Depth				Factor		Code			
3.Building		6.		9.		13.Nabla Triangle															
						14.Rear Land															
						15.Front Foot															
Financing 9 Unknown				1.Convent		4.Seller		7.		Square Foot						1.Open Space					
1.FHA/VA		5.Private		8.		16.Regular Lot										2.Neighborhood A					
3.Assumed		6.Cash		9.Unknown		17.Secondary Site										3.Topography					
Validity 8 Other Non Valid				2.Related		5.Partial		8.Other								4.Size/Shape					
3.Distress		6.Exempt		9.Foreclose		18.Secondary Site										5.Access					
Verified 5 Public Record				2.Seller		5.Pub Rec		8.Other								6.Restriction					
3.Lender		6.MLS		9.		25.Shallow WF Siz										7.Corner/Locatio					
				1.Buyer		4.Agent		7.Family								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 U06-016


Account 1520

Location 15 BRADFORD ROAD

Card 1

Of 1

9/25/2024

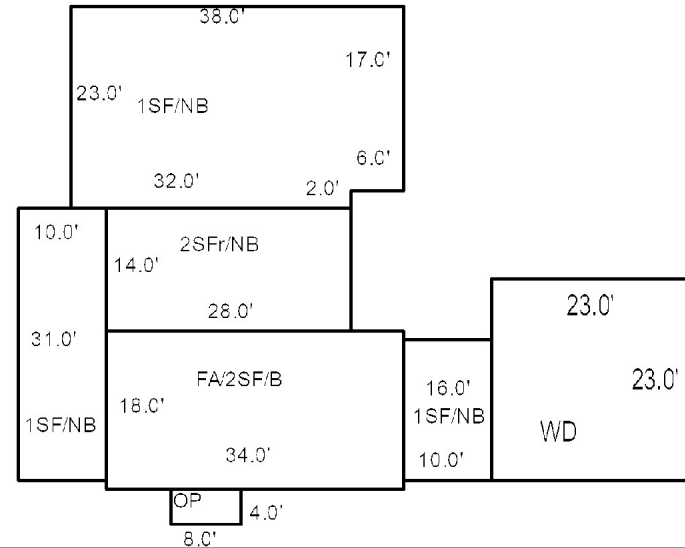
Building Style 5 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 0% 2 Hot Water C Iron	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 4 Full Finished
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 3 OLD STYLE	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 3 Old Style	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 612
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 2 Fair
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1880	# Half Baths 1	Funct. % Good 75%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 3 Deferred
Foundation 3 Brick &/or Stone	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 2 1/2 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 7/24/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
2 TWO STORY	0	392	0 0	0	0 %	0 %		1.ONE STORY FRAM
1 ONE STORY	0	310	0 0	0	0 %	0 %		2.TWO STORY FRAM
1 ONE STORY	0	160	0 0	0	0 %	0 %		3.THREE STORY FR
1 ONE STORY	0	710	3 100	2	0 %	50 %		4.1 & 1/2 STORY
21 Open Frame	0	32	0 0	0	0 %	0 %		5.1 & 3/4 STORY
68 Wood Deck	2022	529	3 100	4	0 %	100 %		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED 12X14



Map Lot U06-017			Account 1521			Location 5 BRADFORD ROAD			Card 1		Of 2		9/25/2024		
CHEWONKI FOUNDATION 485 CHEWONKI NECK ROAD WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	227,100	506,100	0	733,200		
						FARM LAND YEAR 0			2012	227,100	506,100	0	733,200		
						OPEN SPACE YEAR 0			2013	227,100	506,100	0	733,200		
B5714P79						Zone/Land Use 19 COMMERCIAL			2014	227,100	506,100	0	733,200		
Previous Owner SNOW SQUALL BED & BREAKFAST, LLC C/O PAUL J.C. HARRIS & MELANIE BURNS 5 BRADFORD ROAD WISCASSET ME 04578 Sale Date: 5/19/2021						Secondary Zone			2015	227,100	506,100	0	733,200		
									2016	227,100	506,100	0	733,200		
						Topography 1 Level			2017	227,100	506,100	0	733,200		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	227,100	506,100	0	733,200		
									2019	227,100	506,100	0	733,200		
Previous Owner KORNACKI, STEPHAN J. & ANNE B. J/T C/O PAUL J.C. HARRIS & MELANIE BURNS 5 BRADFORD ROAD WISCASSET ME 04578 Sale Date: 4/26/2005						Utilities 1 All Public			2020	227,100	506,100	0	733,200		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	227,100	506,100	0	733,200		
									2022	227,100	489,500	0	716,600		
						Street 1 Paved			2023	240,700	611,900	0	852,600		
									2024	240,700	624,800	0	865,500		
WISCASSET ME 04578 Sale Date: 4/26/2005						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:						Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Square Feet						
										%					
										%					
										%					
										%					
X						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	1.00	100	%	0		
									50	0.46	100	%	0		
											%				
Notes: 9/10/24 NAH, ADD NEW 1SFR. ADD NEW WD, ADD NEW OP 7/18/22 W/ELECTRICIAN, BREEZEWAY GONE BEFORE 4/1, NOT REPLACED UNTIL AFTER. ADJ COND OF DETACHED LQ/GAR 2005-CORRECTED GRADE FROM "B" TO "A" AS MUCH REMODELING HAS BEEN DONE AND GRADE AND CONDITION SHOULD REFLECT THAT. (ORIGINALLY PURCHASED FOR \$363,900.) 2006-FORMER OWNER: STEPHAN J. & ANNE B. KORNACKI WISCASSET ME 04578 9/29/2003.									Total Acreage		1.46				




WISCASSET

Map Lot U06-017

Account 1521

Location 5 BRADFORD ROAD

Card 1 Of 2 9/25/2024

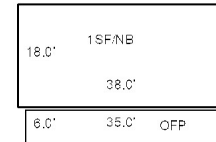
Building Style 5 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 1	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 1 GOOD	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 5 Very Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 1 GOOD	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1121
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 15	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 14	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 9	Phys. % Good 0%
Year Built 1850	# Half Baths 3	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 4	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 2		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/02/2010

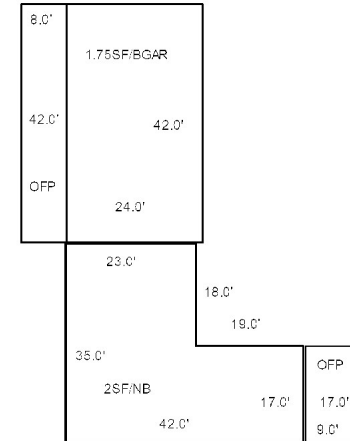
Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
15 1.75 Story/BSMT	0	1008	0 0	0	0 %	0 %		1.ONE STORY FRAM
1 ONE STORY	0	684	0 0	0	0 %	0 %		2.TWO STORY FRAM
21 Open Frame	0	153	0 0	0	0 %	0 %		3.THREE STORY FR
21 Open Frame	0	336	0 0	0	0 %	0 %		4.1 & 1/2 STORY
21 Open Frame	0	210	0 0	0	0 %	0 %		5.1 & 3/4 STORY
21 Open Frame	1998	150	0 0	0	0 %	0 %		6.2 & 1/2 STORY
92 3/4S AD/GAR.....	2009	420	4 100	6	0 %	100 %		21.Open Frame Por
5 1 & 3/4 STORY FR	2009	812	4 100	4	0 %	100 %		22.Encl Frame Por
1 ONE STORY	2023	144	3 100	4	0 %	100 %		23.Frame Garage
21 Open Frame	2023	96	3 100	4	0 %	100 %		24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic

1.75sFr 0.75sFrFr Gar



GARAGE 28X44



GAZEBO /OFF

16X16

02/03/2007


WISCASSET

Map Lot U06-017

Account 1521

Location 5 BRADFORD ROAD

Card 2 Of 2 9/25/2024

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

Date Inspected 6/02/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	2023	160	3 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	2023	48	3 100	4	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot U06-018

Account 1522

Location OLD BATH ROAD

Card 1 Of 1 9/25/2024

HOLBROOK, DOROTHY M
WENTWORTH, CHRISTOPHER A
WISCASSET ME 04578

B2063P282 B4704P195

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2005-CODED ALL AS BACKLAND

2014-Marjorie Wentworth gave her share of property to
Christopher A. Wentworth.

WISCASSET

Property Data

Neighborhood	108 SOUTHWEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	21 RURAL		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	9 NoWater/NoSewer		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street			
1.Paved	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	23,600	0	0	23,600
2012	23,600	0	0	23,600
2013	23,600	0	0	23,600
2014	23,600	0	0	23,600
2015	23,600	0	0	23,600
2016	23,600	0	0	23,600
2017	23,600	0	0	23,600
2018	23,600	0	0	23,600
2019	23,600	0	0	23,600
2020	23,600	0	0	23,600
2021	23,600	0	0	23,600
2022	23,600	0	0	23,600
2023	29,500	0	0	29,500
2024	29,500	0	0	29,500

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
				%		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		3.79				

WISCASSET

Map Lot U06-018

Account 1522

Location OLD 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 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmoint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 4 Unoccupied		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.	3.Informed 6. 9.					
3.Wet	6.	9.	Information Code 5 Estimate					
			1.Owner 4.Agent 7.					
			2.Relative 5.Estimate 8.					
			3.Tenant 6.Other 9.					
Date Inspected 12/02/2006								1.ONE STORY FRAM
Additions, Outbuildings & Improvements								2.TWO STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot U06-019

Account 1523

Location 123 BATH ROAD

Card 1 Of 1 9/25/2024

BARNES, DEBORAH C
123 BATH RD
WISCASSET ME 04578
USA

B4603P130 B5308P293

Previous Owner
BLAKE, LORRIE A

PO BOX 778
BATH ME 04530
Sale Date: 9/28/2018

Previous Owner
HOLBROOK, DOROTHY M.

PO BOX 1554
WISCASSET ME 04578
Sale Date: 12/03/2012

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

6/9/21 NAH SHED COMP

5/8/19 DRIVEBY NC

8/9/18 DRIVEBY NC

7/25/17 DRIVEBY NC

2008-Changed land factor from 75% to 60%, abatement given.

2012-Was made aware of real estate listing and other factors in LCC hearing and adjusted value down to accomplish that fact as stated in the hearing. 2011 value stays the same as all maps by Abatement was the same on April 1, 2011.

2013-Previous owner: Dorothy Holbrook BK2063 PG382

Property Data

Neighborhood	101 VILLAGE		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	16 RESIDENTIAL		
Secondary Zone			
Topography	7 Steep		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	1 All Public		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	9/28/2018		
Price	95,000		
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	74,000	0	0	74,000
2012	35,500	0	0	35,500
2013	35,500	0	0	35,500
2014	35,500	61,000	0	96,500
2015	35,500	60,000	0	95,500
2016	35,500	60,000	15,000	80,500
2017	35,500	60,000	20,000	75,500
2018	35,500	60,000	20,000	75,500
2019	35,500	60,000	20,000	75,500
2020	35,500	60,000	25,000	70,500
2021	35,500	60,400	25,000	70,900
2022	35,500	60,400	24,000	71,900
2023	44,400	75,100	25,000	94,500
2024	44,400	75,100	25,000	94,500

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
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
20		1.00		50	%	37.Softwood
99				50	%	38.Mixed Wood
21		0.73		100	%	39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.73				

WISCASSET

Map Lot U06-019


Account 1523

Location 123 BATH ROAD

Card 1

Of 1

9/25/2024

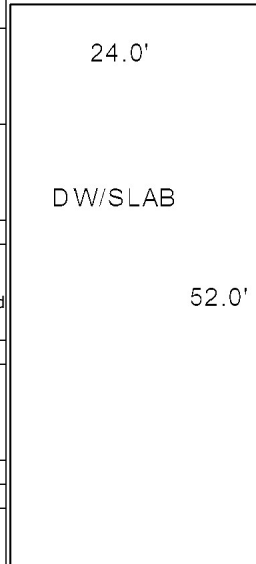
Building Style 10 Double Wide	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 2 Fair 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1248
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 2000	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 4 Unoccupied
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

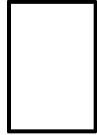
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
103 SLAB.....	2013	1248	3 100	4	0 %	100 %	
24 Frame Shed	2014				%	%	1,200
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- 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



Sv Shed \$ 800

12.0'



8.0'



Property Data			Assessment Record							
Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total			
			2011	114,800	107,100	10,000	211,900			
Tree Growth Year 0			2012	114,800	107,100	10,000	211,900			
FARM LAND YEAR 0			2013	114,800	107,100	10,000	211,900			
OPEN SPACE YEAR 0			2014	114,800	107,100	10,000	211,900			
Zone/Land Use 16 RESIDENTIAL			2015	114,800	107,100	10,000	211,900			
Secondary Zone			2016	114,800	107,100	15,000	206,900			
			2017	114,800	107,100	20,000	201,900			
Topography 2 Rolling			2018	114,800	107,100	20,000	201,900			
1.Level	4.Below St	7.Steep	2019	114,800	107,100	20,000	201,900			
2.Rolling	5.Low	8.Rough	2020	114,800	107,100	25,000	196,900			
3.Above St	6.Swampy	9.	2021	114,800	107,100	25,000	196,900			
Utilities 1 All Public			2022	114,800	107,100	24,000	197,900			
1.Public	4.Dr Well	7.Cesspool	2023	143,600	133,900	25,000	252,500			
2.Water	5.DUG/LAKE	8.	2024	143,600	133,900	25,000	252,500			
3.Sewer	6.Septic	9.None	Land Data							
Street 1 Paved			Front Foot	Type	Effective		Influence		Influence Codes	
1.Paved	4.Proposed	7.			Frontage	Depth	Factor	Code		
2.Semi Imp	5.Private	8.					%			
3.Gravel	6.Pub Eas	9.NoStreet					%			
TREE GROWTH PLAN 0							%			
CONSERV EASE 0							%			
Sale Date 1/10/2002							%			
Price 152,500					%					
Sale Type 2 Land & Buildings			Square Foot		Square Feet					
1.Land	4.Mobile	7.							%	
2.L & B	5.Other	8.							%	
3.Building	6.	9.							%	
Financing 9 Unknown									%	
1.Convent	4.Seller	7.							%	
2.FHA/VA	5.Private	8.							%	
3.Assumed	6.Cash	9.Unknown			%					
Validity 1 Arms Length Sale			Fract. Acre		Acreage/Sites					
1.Valid	4.Split	7.Renovate			20	1.00			95 %	0
2.Related	5.Partial	8.Other			21	0.94			100 %	0
3.Distress	6.Exempt	9.Foreclose							%	
Verified 5 Public Record									%	
1.Buyer	4.Agent	7.Family							%	
2.Seller	5.Pub Rec	8.Other							%	
3.Lender	6.MLS	9.	Total Acreage 0.94							



WISCASSET

Map Lot U06-020

Account 1524

Location 107 BATH ROAD

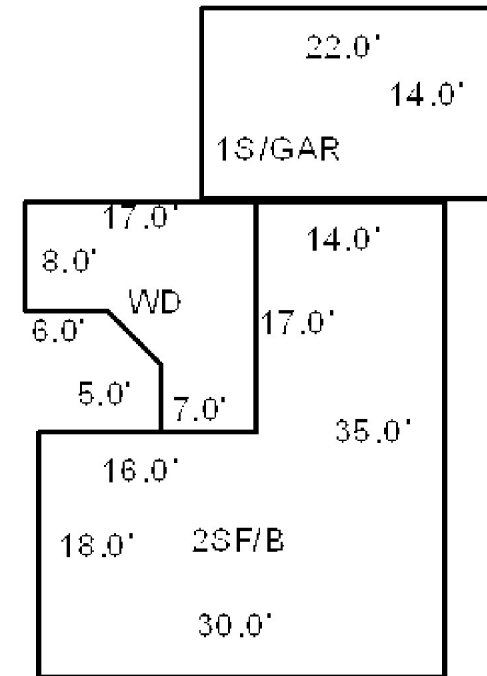
Card 1 Of 1 9/25/2024

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 2 Hot Water C Iron	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 778
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1870	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1950	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code Location
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 1		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/20/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	1989	308	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	2007	195	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 U06-021

Account 1525

Location 103 BATH ROAD

Card 1 Of 1 9/25/2024

FINLAY, RONALD F J/T
FINLAY, SUSAN
WISCASSET ME 04578

B3883P67

Previous Owner
FARRAR, CAROL J.
MEUSE, KIM F.
C/O RONALD F. & SUSAN FINLAY
HAVERILL MA 01830
Sale Date: 7/20/2007

Previous Owner
SECRETARY OF HOUSING AND URBAN DEVELOPMENT
C/O CAROL J. FARRAR & KIM F. MEUSE
PO BOX 441
WISCASSET ME 04578
Sale Date: 6/07/2004

Previous Owner
GAGNON, GARY R.

PO BOX 127
WISCASSET ME 04578

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2004-HUD ACQUIRED PROPERTY ON 2/24/2004.
2005-KIM MEUSE ADDRESS: PO BOX 1565 WISCASSET, ME 04578. DECREASED LAND FACTOR AGAIN DUE TO TOPOGRAPHY AND USE OF LAND.
7/20/07-Former owners: Carol Farrar & Kim Meuse who bought 6/04 for \$70,000, Book 3312 page 162.

WISCASSET

Property Data			Assessment Record				
Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total
			2011	114,200	51,800	0	166,000
Tree Growth Year 0			2012	114,200	51,800	0	166,000
FARM LAND YEAR 0			2013	114,200	51,800	0	166,000
OPEN SPACE YEAR 0			2014	114,200	51,800	0	166,000
Zone/Land Use 16 RESIDENTIAL			2015	114,200	51,800	0	166,000
			2016	114,200	51,800	0	166,000
Secondary Zone			2017	114,200	51,800	0	166,000
Topography 2 Rolling			2018	114,200	51,800	0	166,000
			2019	114,200	51,800	0	166,000
1.Level	4.Below St	7.Steep	2020	114,200	51,800	0	166,000
2.Rolling	5.Low	8.Rough	2021	114,200	51,800	0	166,000
3.Above St	6.Swampy	9.	2022	114,200	51,800	0	166,000
Utilities 1 All Public			2023	142,700	64,800	0	207,500
			2024	142,700	64,800	0	207,500
1.Public	4.Dr Well	7.Cesspool	Land Data				
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 7/20/2007							
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 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.					

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
				%		
				%		
				%		
				%		
				%		
				%		
				%		
				%		
Square Foot		Square Feet				Acres
				%		
				%		
				%		
				%		
				%		
				%		
				%		
				%		
				%		
Fract. Acre		Acreage/Sites				
		20	1.00	95 %	0	
		21	0.88	100 %	0	
				%		
				%		
				%		
				%		
				%		
				%		
				%		
Total Acreage		0.88				

1.Open Space
2.Neighborhood A
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Corner/Locatio
8.View/Enviro
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 Improveve
45.CAMP SITE

WISCASSET

Map Lot U06-021


Account 1525

Location 103 BATH ROAD

Card 1

Of 1

9/25/2024

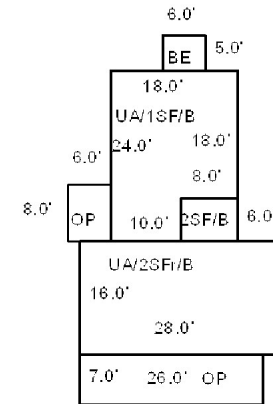
Building Style 5 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 1	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 448
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 2 Fair
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1890	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 90%
Basement 4 Full Basement		Economic Code Location
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/20/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
38 UA/Fr/B	0	384	0 0	0	0 %	0 %	
21 Open Frame	0	182	0 0	0	0 %	0 %	
21 Open Frame	0	48	0 0	0	0 %	0 %	
23 Frame Garage	1950	462	3 100	2	0 %	100 %	
24 Frame Shed	1950	336	3 100	3	0 %	100 %	
24 Frame Shed	1950	231	2 100	2	0 %	100 %	
90 BSMT ENTRY.....	0	30	0 0	0	0 %	0 %	
12 2	48	0	0 0	0	0 %	100 %	
					%	%	
					%	%	

GARAGE 21X22=462



SHED 21X16

SHED 11X21



Map Lot U06-022			Account 1526			Location 99 BATH ROAD			Card 1		Of 1		9/25/2024	
WEISSMAN, SANDRA J WISCASSET ME 04578						Property Data			Assessment Record					
						Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total	
						Tree Growth Year 0			2011	107,000	81,200	10,000	178,200	
						FARM LAND YEAR 0			2012	107,000	81,200	10,000	178,200	
B2906P240						OPEN SPACE YEAR 0			2013	107,000	81,200	10,000	178,200	
Previous Owner MERNER, III, WILLIAM H. MERNER, MARIAN S.						Zone/Land Use 16 RESIDENTIAL			2014	107,000	81,200	10,000	178,200	
						Secondary Zone			2015	107,000	81,200	10,000	178,200	
									2016	107,000	81,200	15,000	173,200	
WISCASSET ME 04578 Sale Date: 8/23/2002						Topography 1 Level			2017	107,000	81,200	20,000	168,200	
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	107,000	81,200	20,000	168,200	
						Utilities 1 All Public			2019	107,000	81,200	20,000	168,200	
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	107,000	81,200	25,000	163,200	
						Street 1 Paved			2021	107,000	81,200	25,000	163,200	
									2022	107,000	81,200	24,000	164,200	
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2023	133,800	101,500	25,000	210,300	
									2024	133,800	101,500	25,000	210,300	
						Land Data								
Inspection Witnessed By:						Front Foot		Type	Effective		Influence		Influence Codes	
									Frontage	Depth	Factor	Code		
											%			1.Open Space
											%			2.Neighborhood A
											%			3.Topography
											%			4.Size/Shape
											%			5.Access
											%			6.Restriction
								%		7.Corner/Locatio				
								%		8.View/Environ				
								%		9.Fract Share				
								%		Acres				
								%		30.Rear 20+				
								%		31.Waterfront Rea				
								%		32.Open Space				
		%		33.RestrictEsm										
		%		34.PASTURE 1										
		%		35.HORTICULTURAL-										
		%		36.Pasture 3										
		%		37.Softwood										
		%		38.Mixed Wood										
		%		39.Hardwood										
		%		40.Wasteland										
		%		41.CAMP SITE										
		%		42.Mobile Home Si										
		%		43.Condo Site										
		%		44.Site Improve										
		%		45.CAMP SITE										
		%		46.PAVING/00										
						Square Foot		Square Feet						
Notes: 2003-FORMER OWNER WILLIAM & MARION MERNER BK1811 PG288						Fract. Acre		20		1.00	95	%	3	
								21		0.23	100	%	0	
												%		
												%		
												%		
												%		
												%		
												%		
												%		
												%		
								Total Acreage		0.23				
WISCASSET														


WISCASSET

Map Lot U06-022

Account 1526

Location 99 BATH ROAD

Card 1 Of 1 9/25/2024

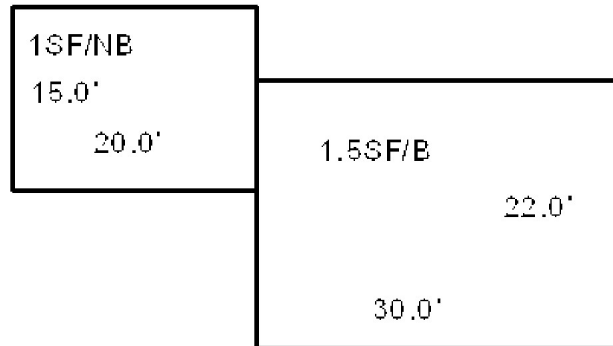
Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 2 Hot Water C Iron	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 3 OLD STYLE	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 3 Old Style	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 660
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1800	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 2	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 3 3/4 Basement		Economic Code Location
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	300	0 0	0	0 %	0 %		1.ONE STORY FRAM
22 Encl Frame Porch	0	18	0 0	0	0 %	0 %		2.TWO STORY FRAM
23 Frame Garage	1920	216	2 100	3	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

GARAGE 12X18



EP 3X6



Map Lot U06-023-A

Account 2111

Location 83 BATH ROAD

Card 1 Of 1 9/25/2024

WENLOCK EDGE, LLC
1587 CORET La CANADA
SANTA FE NM 87501

B2283P264 B4400P1

Previous Owner
RAFTER, JR. JOHN G & ANN GRANT
TRUSTEES OF MARGUERITE RAFTER TRUS
16 BRADFORD ROAD
WISCASSET ME 04578
Sale Date: 4/01/2011

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2005-ADDRESS FOR FRONT OF HOUSE IS 83A BATH ROAD
AND BACK OF HOUSE IS 83 BATH ROAD.
2011-Per owner this property should be in name of: Wenlock
Edge, LLC and mailed to Sean Rafter @ 16 Bradford Road.
Information has been changed.
2012-This lot is now 1.71 acres from 1.27 acres with 394.31'
frontage.

WISCASSET

Property Data

Neighborhood 101 VILLAGE		
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 4/01/2011		
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 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	121,500	338,100	0	459,600
2012	122,400	338,100	0	460,500
2013	122,400	338,100	0	460,500
2014	122,400	338,100	0	460,500
2015	122,400	338,100	0	460,500
2016	122,400	338,100	0	460,500
2017	122,400	338,100	0	460,500
2018	122,400	338,100	0	460,500
2019	122,400	338,100	0	460,500
2020	122,400	338,100	0	460,500
2021	122,400	338,100	0	460,500
2022	122,400	338,100	0	460,500
2023	153,000	422,600	0	575,600
2024	153,000	422,600	0	575,600

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		1.71				

WISCASSET

Map Lot U06-023-A


Account 2111

Location 83 BATH ROAD

Card 1

Of 1

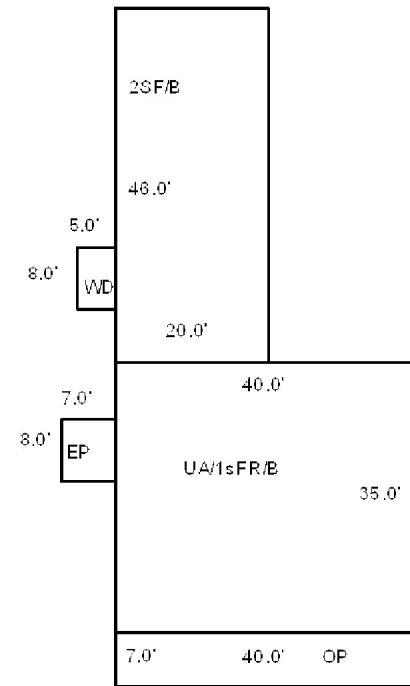
9/25/2024

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 70% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 2	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 100% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 5 Very Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 3 Old Style	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1400
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 15	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1820	# Half Baths 2	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 1	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 4	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 1		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/30/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
12 2	1820	920	5 100	5	0 %	100 %		1.ONE STORY FRAM
21 Open Frame	0	280	0 0	0	0 %	0 %		2.TWO STORY FRAM
22 Encl Frame Porch	0	56	0 0	0	0 %	0 %		3.THREE STORY FR
21 Open Frame	0	56	0 0	0	0 %	0 %		4.1 & 1/2 STORY
68 Wood Deck	0	40	0 0	0	0 %	0 %		5.1 & 3/4 STORY
62 Patio	0	120	2 100	3	0 %	50 %		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 U06-024			Account 1528			Location 79 BATH ROAD			Card 1 Of 1			9/25/2024			
ROGUE ISLAND HOLDINGS, LLC. 814 2ND AVE SOUTH TIERRA VERDE FL 33715 B5910P247						Property Data			Assessment Record						
						Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	110,000	116,000	0	226,000		
						FARM LAND YEAR 0			2012	110,000	116,000	0	226,000		
						OPEN SPACE YEAR 0			2013	110,000	116,000	0	226,000		
Previous Owner BRIAND, CHRISTOPHER J BRIAND, ANNE Z 814 2ND AVENUE SOUTH TIERRA VERDE FL 33715 Sale Date: 7/08/2022						Zone/Land Use 16 RESIDENTIAL			2014	110,000	116,000	0	226,000		
						Secondary Zone			2015	110,000	116,000	0	226,000		
									2016	110,000	116,000	0	226,000		
						Topography 1 Level			2017	110,000	116,000	0	226,000		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	110,000	116,000	0	226,000		
2019	110,000	116,000	0	226,000											
Previous Owner WENLOCK EDGE, LLC C/O CHRISTOPHER BRIAND 814 SECOND AVE SOUTH TIERRA VERDE FL 33715 Sale Date: 12/10/2021						Utilities 1 All Public			2020	110,000	116,000	0	226,000		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	110,000	116,000	0	226,000		
									2022	110,000	116,000	0	226,000		
						Street 1 Paved			2023	137,500	145,000	0	282,500		
									2024	137,500	145,000	0	282,500		
Previous Owner MCCAFFREY, MARIA VICTORIA STRONG, MARGUERITE R. & RAFTER, ANNIE C/O SEAN RAFTER WISCASSET ME 04578 Sale Date: 9/15/2008						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		
									Frontage	Depth	Factor	Code			
											%				
											%				
		%													
Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Square Feet				30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improveve 45.CAMP SITE 46.PAVING/00								
					%										
					%										
					%										
					%										
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres			Acreage/Sites												
			20	1.00	95	%	0								
			21	0.50	100	%	0								
					%										
					%										
Verified 5 Public Record 1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.															
					%										
					%										
					%										
					%										
Notes: CHANGED NAME AND ADDRESS PER SEAN RAFTER ON 11/1/00 2000 - ADJUSTED THE INFLUENCE FACTOR TO 63% TO ACCOMODATE FOR THE LOT SIZE TRAN 4 = MUST BE SEEN IN 2003. ADDITIONAL FIXTURE KITCHEN SINK FOR APT. 2007-FORMER OWNER: JOHN RAFTER, JR. & ANNIE RAFTER, TRUSTEES OF MARGUERITE RAFTER TRUST BK1745 PG173. CO-OWNERS ADDRESSES: MARGUERITE (MARGO) R. WISCASSETT ROAD WISCASSET, ME 04578 AND ANNIE RAFTER 1102CAMINITO ALLEGRE SANTA FE NM 87501						Total Acreage 0.50									

WISCASSET

Map Lot U06-024

Account 1528

Location 79 BATH ROAD

Card 1

Of 1

9/25/2024

Building Style 11 Multi Family	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 2 Hot Water C Iron	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 2	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 868
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1890	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2001	# Addn Fixtures 1	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	180	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 Open Frame	0	30	0 0	0	0 %	0 %		2.TWO STORY FRAM
25 Frame Bay	0	15	0 0	0	0 %	0 %		3.THREE STORY FR
24 Frame Shed	0	72	0 0	0	0 %	0 %		4.1 & 1/2 STORY
159 2.00 ST	0	480	3 100	4	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

2S BARN 20X24

