

WISCASSET, INHABITANTS OF WISCASSET ME 04578			Property Data			Assessment Record							
			Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2011	26,700	0	0	26,700			
			FARM LAND YEAR 0			2012	26,700	0	0	26,700			
			OPEN SPACE YEAR 0			2013	26,700	0	0	26,700			
B2879P200 B4979P310 B4979P312 B5080P187			Zone/Land Use 11 SHORE RES PROTEC			2014	26,700	0	0	26,700			
Previous Owner MAINE COAST HERITAGE TRUST 1 BOWDOIN MILL ISLAND			Secondary Zone			2015	26,700	0	0	26,700			
						2016	26,700	0	0	26,700			
						Topography 1 Level			2017	26,700	0	26,700	0
TOPSHAM ME 04086 Sale Date: 9/29/2016			1.Level 4.Below St 7.Steep			2018	26,700	0	26,700	0			
			2.Rolling 5.Low 8.Rough			2019	26,700	0	26,700	0			
			3.Above St 6.Swampy 9.			2020	26,700	0	26,700	0			
			Utilities 9 NoWater/NoSewer			2021	26,700	0	26,700	0			
			1.Public 4.Dr Well 7.Cesspool			2022	26,700	0	26,700	0			
WISCASSET ME 04578 Sale Date: 2/16/2016			2.Water 5.DUG/LAKE 8.			2023	33,300	0	33,300	0			
			3.Sewer 6.Septic 9.None			2024	33,300	0	33,300	0			
			Street 9 No Street			Land Data							
			1.Paved 4.Proposed 7.										
			2.Semi Imp 5.Private 8.										
Inspection Witnessed By:			3.Gravel 6.Pub Eas 9.NoStreet			Front Foot		Type	Effective		Influence		Influence Codes
			TREE GROWTH PLAN 0						Frontage	Depth	Factor	Code	
			CONSERV EASE 0			Square Foot							
			Sale Data										
			Sale Date 9/29/2016										
Price													
Sale Type 1 Land Only													
X			1.Land 4.Mobile 7.			Square Feet							
			2.L & B 5.Other 8.										
			3.Building 6. 9.										
			Financing 9 Unknown										
			1.Convent 4.Seller 7.										
Notes:			2.FHA/VA 5.Private 8.			Fract. Acre							
			3.Assumed 6.Cash 9.Unknown										
			Validity 1 Arms Length Sale										
			1.Valid 4.Split 7.Renovate										
			2.Related 5.Partial 8.Other										
PREVIOUS BK1829 PG0258 09/07/01 THOMAS STETSON 5 WEST STREET BATH, ME 04530 2002: ETHAN GAVE TO WIFE DEBORAH 2003-SOLD TO WILLIAM T. & DONNA B. PHINNEY PREVIOUS BK2681 PG80 \$84,999 INCLUDED U01-112 4-1-2005 REDUCED ADDITIONALLY FOR BRIDGE 20% Tax year 2007-\$37,500 valuation abatement given=\$487.50, WISCASSET.			3.Distress 6.Exempt 9.Foreclose			Acres							
			Verified 5 Public Record										
			1.Buyer 4.Agent 7.Family										
			2.Seller 5.Pub Rec 8.Other										
			3.Lender 6.MLS 9.										
2010-Per survey adjusted acreage from 1.43 acres to .67						Acreege/Sites							
						Total Acreage		0.67					

WISCASSET

Map Lot U08-001

Account 1558

Location WHITES ISLAND

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 0%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic		
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.
Stories			4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.				3.Defmait	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.
Bsmt Gar # Cars						Entrance Code 4 Unoccupied		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code 5 Estimate		
Date Inspected 11/30/2006			1.Owner			4.Agent	7.	
			2.Relative			5.Estimate	8.	
			3.Tenant			6.Other	9.	
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot U08-002		Account 1559	Location 96 BATH ROAD		Card 1	Of 1	9/25/2024		
HAYWOOD, RICHARD G HAYWOOD, AMBER ST CLAIRE 96 BATH ROAD WISCASSET ME 04578 B2685P187 B5042P190 Previous Owner BRYNJOLFSSON, BARRY E. (J/T) BRYNJOLFSSON, LESLEY G. BRADENTON FL 34203 Sale Date: 7/22/2016			Property Data		Assessment Record				
			Neighborhood 101 VILLAGE		Year	Land	Buildings	Exempt	Total
			Tree Growth Year 0		2011	550,300	247,800	0	798,100
			FARM LAND YEAR 0		2012	193,700	199,700	0	393,400
			OPEN SPACE YEAR 0		2013	193,700	199,700	0	393,400
B2685P187 B5042P190 Previous Owner BRYNJOLFSSON, BARRY E. (J/T) BRYNJOLFSSON, LESLEY G. BRADENTON FL 34203 Sale Date: 7/22/2016			Zone/Land Use 14 SHORE RESIDENTIA		2014	193,700	199,700	0	393,400
			Secondary Zone		2015	193,700	199,700	0	393,400
					2016	193,700	199,700	0	393,400
			Topography 2 Rolling		2017	193,700	199,700	0	393,400
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9. Utilities 1 All Public		2018	193,700	199,700	20,000	373,400
					2019	193,700	199,700	20,000	373,400
					2020	193,700	199,700	25,000	368,400
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2021	193,700	199,700	25,000	368,400
					2022	193,700	199,700	24,000	369,400
					2023	242,100	249,600	25,000	466,700
Inspection Witnessed By: 									

WISCASSET

Map Lot U08-002

Account 1559

Location 96 BATH ROAD

Card 1

Of 1

9/25/2024

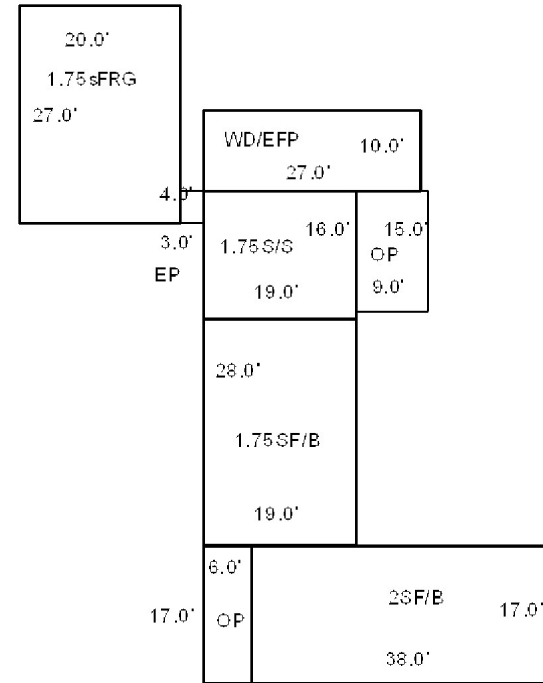
Building Style 5 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 6 BRICK/STONE	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 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 3 Old Style	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 646
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1810	# Half Baths 1	Funct. % Good 90%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 7 LAYOUT
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 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 5 Estimated
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/30/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
15 1.75 Story/BSMT	0	532	0 0	0	0 %	0 %	
21 Open Frame	0	135	0 0	0	0 %	0 %	
5 1 & 3/4 STORY FR	0	304	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	12	0 0	0	0 %	0 %	
78 1.75 ST	0	540	0 0	0	0 %	0 %	
24 Frame Shed	0	135	1 100	0	0 %	100 %	
21 Open Frame	0	102	0 0	0	0 %	0 %	
22 Encl Frame Porch	2003	270	4 100	4	0 %	100 %	
68 Wood Deck	2003	270	4 100	4	0 %	100 %	
					%	%	

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



Map Lot U08-003			Account 1560			Location 100 BATH ROAD			Card 1 Of 1		9/25/2024								
100 BATH, LLC. 424 BONTONA AVENUE FORT LAUDERDALE FL 33301						Property Data			Assessment Record										
						Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total						
						Tree Growth Year 0			2011	562,900	428,200	0	991,100						
						FARM LAND YEAR 0			2012	562,900	428,200	0	991,100						
						OPEN SPACE YEAR 0			2013	562,900	428,200	0	991,100						
B6025P288						Zone/Land Use 14 SHORE RESIDENTIA			2014	562,900	428,200	0	991,100						
Previous Owner CHRIS WALLACE ERICKSON REVOCABLE TRUST P.O. BOX 1179						Secondary Zone			2015	562,900	428,200	0	991,100						
									2016	562,900	428,200	0	991,100						
WISCASSET ME 04578 Sale Date: 8/11/2023						Topography 2 Rolling			2017	562,900	428,200	0	991,100						
Previous Owner HANLEY, ROBERT A. SNEAD, JR., GEORGE W. C/O EDWARD H. & KRISTEN C. PETIT, III SANDY HOOK CT 06482 Sale Date: 8/03/2007						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	562,900	428,200	0	991,100						
						Utilities 1 All Public			2019	256,700	428,200	0	684,900						
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	256,700	428,200	0	684,900						
						Street 1 Paved			2021	256,700	428,200	0	684,900						
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	256,700	428,200	0	684,900						
						TREE GROWTH PLAN 0			2023	320,800	535,300	0	856,100						
						CONSERV EASE 0			2024	320,800	535,300	0	856,100						
												Land Data							
						Inspection Witnessed By:			Front Foot		Type	Effective		Influence		Influence Codes			
												Frontage	Depth	Factor	Code				
														%					
														%					
														%					
		%																	
		%																	
X			Square Foot			Square Feet													
							%												
							%												
							%												
							%												
							%												
							%												
No./Date			Description		Date Insp.														
Notes: 2008-PREVIOUS OWNER: ROBERT HANLEY & GEORGE SNEAD, JR. BOUGHT 11/98 BK2403 PG203. 2011-Added 0.4 acres from lot 2 to this lot, now this lot is 2.57 acres.						Sale Data		Sale Date 8/11/2023											
								Price 1,650,000											
								Sale Type 2 Land & Buildings											
								1.Land 4.Mobile 7.											
								2.L & B 5.Other 8.											
								3.Building 6. 9.											
								Financing 9 Unknown											
						1.Convent 4.Seller 7.													
						2.FHA/VA 5.Private 8.													
						3.Assumed 6.Cash 9.Unknown													
						Validity 1 Arms Length Sale													
						1.Valid 4.Split 7.Renovate													
						2.Related 5.Partial 8.Other													
3.Distress 6.Exempt 9.Foreclose																			
Verified 5 Public Record																			
1.Buyer 4.Agent 7.Family																			
2.Seller 5.Pub Rec 8.Other																			
3.Lender 6.MLS 9.																			

WISCASSET

WISCASSET

Map Lot U08-003




Account 1560

Location 100 BATH ROAD

Card 1

Of 1

9/25/2024

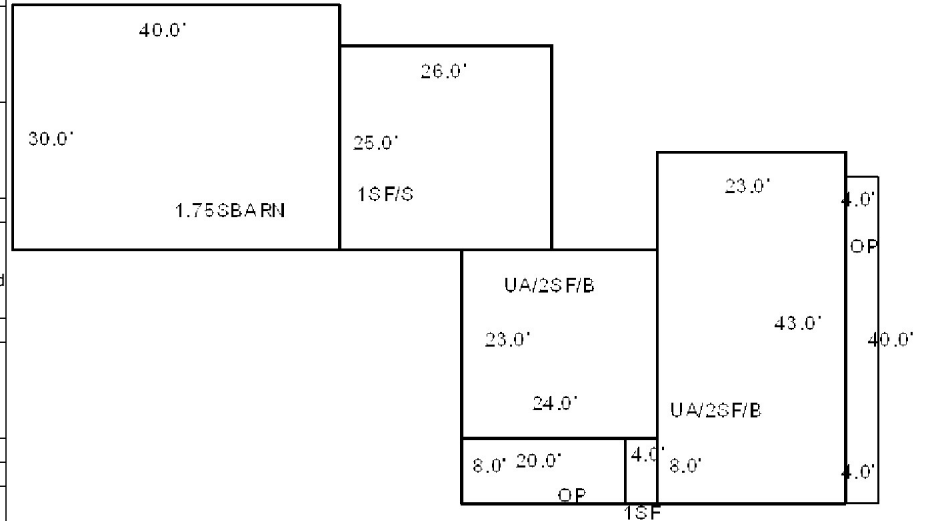
Building Style 5 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 1 GOOD	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 6 Excellent 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 1 GOOD	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 989
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 5	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 3	Phys. % Good 0%
Year Built 1889	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 1	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 2	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/30/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
12 2	0	552	0 0	0	0 %	0 %	
21 Open Frame	0	160	0 0	0	0 %	0 %	
1 ONE STORY	0	650	0 0	0	0 %	0 %	
158 1.75 ST	0	1200	0 0	0	0 %	0 %	
68 Wood Deck	0	64	0 0	0	0 %	0 %	
28 Unfinished Attic	0	552	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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



Map Lot U08-004			Account 1561			Location 106 BATH ROAD			Card 1		Of 2		9/25/2024		
HART, CHRISTOPHER DANIEL EASON, ALISSA LEE 106 BATH ROAD WISCASSET ME 04578 B1773P30 B3162P3 Previous Owner LIVINGSTON, HEATHER T 106 BATH ROAD WISCASSET ME 04578 Sale Date: 1/24/2020 Previous Owner POULSEN, STEPHEN A. PO BOX 595 WISCASSET ME 04578 Sale Date: 9/23/2003						Property Data			Assessment Record						
						Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	637,400	438,300	10,000	1,065,700		
						FARM LAND YEAR 0			2012	637,400	438,300	10,000	1,065,700		
						OPEN SPACE YEAR 0			2013	637,400	438,300	10,000	1,065,700		
Previous Owner LIVINGSTON, HEATHER T 106 BATH ROAD WISCASSET ME 04578 Sale Date: 1/24/2020 Previous Owner POULSEN, STEPHEN A. PO BOX 595 WISCASSET ME 04578 Sale Date: 9/23/2003						Zone/Land Use 14 SHORE RESIDENTIA			2014	637,400	438,300	10,000	1,065,700		
						Secondary Zone			2015	637,400	438,300	10,000	1,065,700		
									2016	637,400	438,300	15,000	1,060,700		
						Topography 1 Level			2017	637,400	438,300	20,000	1,055,700		
									2018	637,400	438,300	20,000	1,055,700		
Inspection Witnessed By: <															




WISCASSET

Map Lot U08-004

Account 1561

Location 106 BATH ROAD

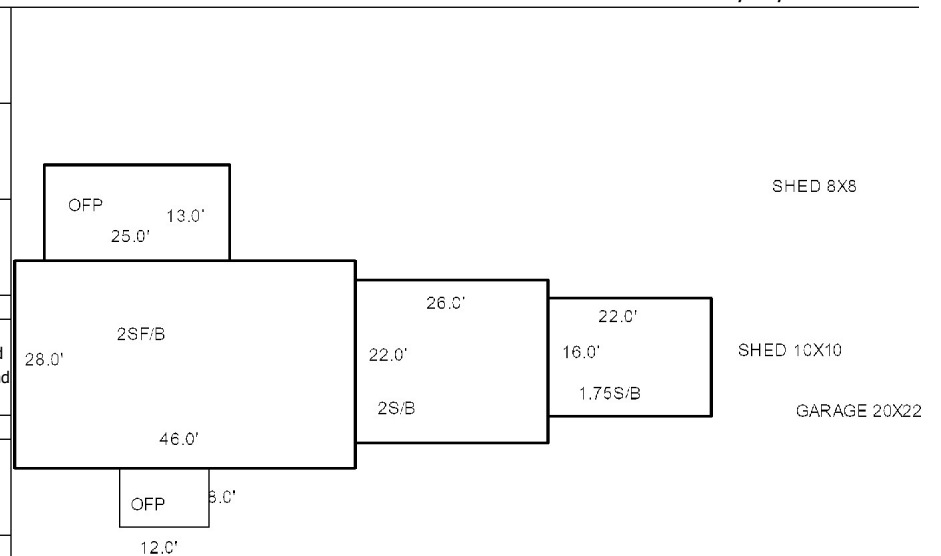
Card 1 Of 2 9/25/2024

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 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 6 BRICK/STONE	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 6 Excellent 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 1 GOOD	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1288
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 5	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 3	Phys. % Good 0%
Year Built 1935	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 2	Functional Code 9 None
Foundation 1 Concrete	# 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 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 11/30/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
12 2	0	572	0 0	0	0 %	0 %		1.ONE STORY FRAM
15 1.75 Story/BSMT	0	352	0 0	0	0 %	0 %		2.TWO STORY FRAM
21 Open Frame	0	325	0 0	0	0 %	0 %		3.THREE STORY FR
21 Open Frame	0	96	0 0	0	0 %	0 %		4.1 & 1/2 STORY
27 Unfin Basement	0	132	0 0	0	0 %	0 %		5.1 & 3/4 STORY
24 Frame Shed	0	100	3 100	4	0 %	100 %		6.2 & 1/2 STORY
23 Frame Garage	0	440	3 100	4	0 %	100 %		21.Open Frame Por
24 Frame Shed	0	64	3 100	4	0 %	100 %		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U08-004

Account 1561

Location 106 BATH ROAD

Card 2 Of 2 9/25/2024

HART, CHRISTOPHER DANIEL
EASON, ALISSA LEE
106 BATH ROAD
WISCASSET ME 04578

B1773P30 B3162P3

Previous Owner
LIVINGSTON, HEATHER T

106 BATH ROAD
WISCASSET ME 04578
Sale Date: 1/24/2020

Previous Owner
POULSEN, STEPHEN A.

PO BOX 595
WISCASSET ME 04578
Sale Date: 9/23/2003

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total		
			2011	0	108,000	0	108,000		
Tree Growth Year 0			2012	0	108,000	0	108,000		
FARM LAND YEAR 0			2013	0	108,000	0	108,000		
OPEN SPACE YEAR 0			2014	0	108,000	0	108,000		
Zone/Land Use 14 SHORE RESIDENTIA			2015	0	108,000	0	108,000		
Secondary Zone			2016	0	108,000	0	108,000		
			2017	0	108,000	0	108,000		
Topography 1 Level			2018	0	108,000	0	108,000		
1.Level	4.Below St	7.Steep	2019	0	85,300	0	85,300		
2.Rolling	5.Low	8.Rough	2020	0	85,300	0	85,300		
3.Above St	6.Swampy	9.	2021	0	85,300	0	85,300		
Utilities 1 All Public			2022	0	137,300	0	137,300		
1.Public	4.Dr Well	7.Cesspool	2023	0	182,300	0	182,300		
2.Water	5.DUG/LAKE	8.	Land Data						
3.Sewer	6.Septic	9.None							
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									
CONSERV EASE 0									
Sale Data									
Sale Date 11/18/2019									
Price 775,000									
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.							
</									

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

WISCASSET

Map Lot U08-004

Account 1561

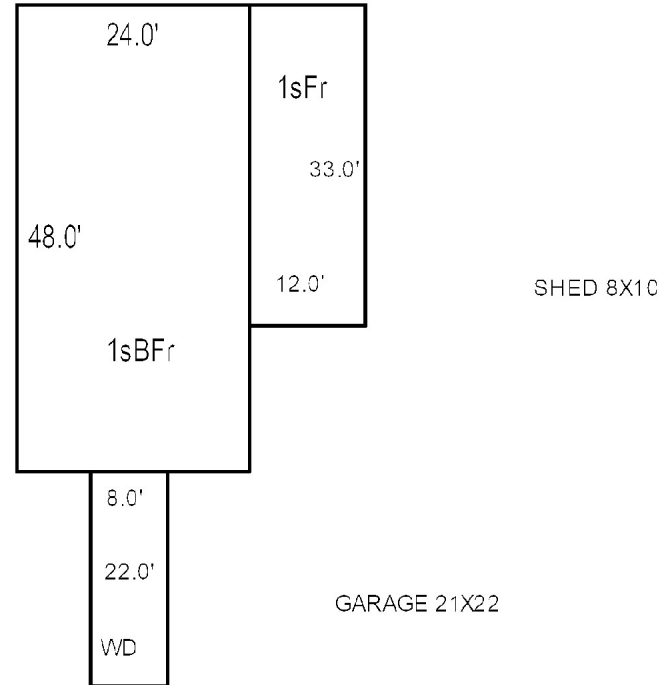
Location 106 BATH ROAD

Card 2 Of 2 9/25/2024

Building Style 1 Conventional	SF Bsmt Living 1152	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 2 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 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 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 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) 1152
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 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 1960	# Half Baths 0	Funct. % Good 85%
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 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 11/30/2006

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	396	0 0	0	0 %	60 %		1.ONE STORY FRAM
68 Wood Deck	0	176	0 0	0	0 %	0 %		2.TWO STORY FRAM
24 Frame Shed	0	80	3 100	3	0 %	100 %		3.THREE STORY FR
23 Frame Garage	0	462	3 100	4	0 %	100 %		4.1 & 1/2 STORY
1 ONE STORY	2023	1152	3 100	4	0 %	60 %		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 U08-005			Account 1568			Location FLOOD AVE/POTTLE COVE ROAD			Card 1 Of 1			9/25/2024				
BONN, ALEKSANDRA WISCASSET ME 04578						Property Data			Assessment Record							
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total			
						Tree Growth Year 0			2011	126,000	0	0	126,000			
						FARM LAND YEAR 0			2012	126,000	0	0	126,000			
						OPEN SPACE YEAR 0			2013	0	0	0	0			
B4562P32 B4583P244						Zone/Land Use 14 SHORE RESIDENTIA			2014	0	0	0	0	0		
Previous Owner BONN, DAVID J/T YEVTEYEVA, ALEKSANDRA						Secondary Zone			2015	0	0	0	0	0		
									2016	0	0	0	0	0		
WINTHROP WA 98862						Topography 1 Level			2017	0	0	0	0	0		
Sale Date: 8/20/2012									2018	0	0	0	0	0		
Previous Owner CHATELAIN III, LEON						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2019	0	0	0	0	0		
						Utilities 9 NoWater/NoSewer			2020	0	0	0	0	0		
7707 WISCONSIN AVE. APT. 1003 BETHESDA MD 20814 Sale Date: 8/20/2012						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	0	0	0	0	0		
									2022	0	0	0	0	0		
						Street 1 Paved			2023	0	0	0	0	0		
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2024	0	0	0	0	0		
Inspection Witnessed By:						Land Data										
						Front Foot		Type	Effective		Influence		Influence Codes			
X						11.Regular Lot			Frontage	Depth	Factor	Code	1.Open Space			
						12.Delta Triangle					%		2.Neighborhood A			
Date						13.Nabla Triangle					%		3.Topography			
						14.Rear Land					%		4.Size/Shape			
No./Date						15.Front Foot					%		5.Access			
											%		6.Restriction			
Description											%		7.Corner/Locatio			
											%		8.View/Environ			
Date Insp.											%		9.Fract Share			
											%		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-			
Notes:						Fract. Acre			Acreege/Sites				36.Pasture 3			
						21.HS Size Adj		26		0.00	200	%	0	37.Softwood		
2002 FORMER OWNER: EDWARD & LYDIA KITFIELD BK1362 PG0217						22.Base Waterfron		27		0.00	100	%	0	38.Mixed Wood		
						23.Deep WF Size A		28		0.00	100	%	0	39.Hardwood		
2013-Both lots U9 Lot 3 and Map U8 Lot 5 are combined as purchased both lots on same deed 8/21/2012.						Acres					%		40.Wasteland			
						24.Base Waterfron					%		41.CAMP SITE			
						25.Shallow WF Siz					%		42.Mobile Home Si			
						26.Base Water Inf					%		43.Condo Site			
						27.Influence W Si					%		44.Site Improve			
						28.Rear Land 1-10		Total Acreege 0.00							45.CAMP SITE	
WISCASSET						29.Rear Land 11-2									46.PAVING/00	

WISCASSET

Map Lot U08-005

Account 1568

Location FLOOD AVE/POTTLE COVE 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 2/17/2007								
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic