

Map Lot U09-001

Account 1563

Location 42 FLOOD AVENUE

Card 1 Of 1 9/25/2024

FLOOD(LIFE ESTATE), ANNA L
WISCASSET ME 04578

B5635P125

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2013-Added garage to this record which sits next door by mobile home and was accidentally thought to belong to mobile home.

WISCASSET

Property Data

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	44,600	122,600	10,000	157,200
2012	44,600	122,600	10,000	157,200
2013	44,600	132,600	10,000	167,200
2014	44,600	132,600	10,000	167,200
2015	44,600	132,600	10,000	167,200
2016	44,600	132,600	15,000	162,200
2017	44,600	132,600	20,000	157,200
2018	44,600	132,600	20,000	157,200
2019	44,600	132,600	20,000	157,200
2020	44,600	132,600	25,000	152,200
2021	44,600	132,600	25,000	152,200
2022	44,600	132,600	24,000	153,200
2023	55,800	159,300	25,000	190,100
2024	55,800	159,300	25,000	190,100

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		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		5.15				

WISCASSET

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Location 42 FLOOD AVENUE

Card 1

Of 1

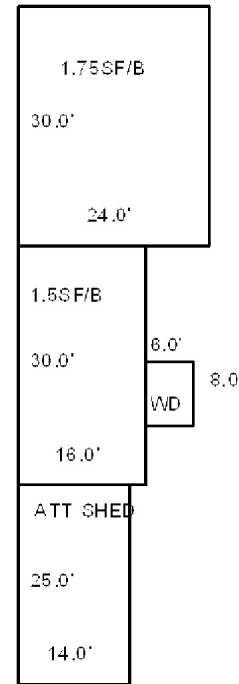
9/25/2024

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Loc 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 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) 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 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 1900	# 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 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/30/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
4 1 & 1/2 STORY FR	0	480	0 0	0	0 %	0 %		1.ONE STORY FRAM
24 Frame Shed	1900	350	2 100	2	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	1960	150	2 100	3	0 %	100 %		3.THREE STORY FR
24 Frame Shed	1940	312	2 100	2	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	2006	48	4 100	4	0 %	100 %		5.1 & 3/4 STORY
24 Frame Shed	1970	480	3 100	4	0 %	100 %		6.2 & 1/2 STORY
220 STORE	1970	480	3 100	4	0 %	100 %		21.Open Frame Por
23 Frame Garage	1980	480	3 100	3	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



SHED 12X26

SHED 10X15

02/16/2007

Map Lot U09-001-002			Account 1564			Location 52 FLOOD AVENUE			Card 1		Of 1		9/25/2024											
WAITE, JOSHUA WISCASSET ME 04578						Property Data			Assessment Record															
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total											
						Tree Growth Year 0			2011	0	19,500	0	19,500											
						FARM LAND YEAR 0			2012	0	19,500	0	19,500											
						OPEN SPACE YEAR 0			2013	0	7,300	7,300	0											
B5380P283						Zone/Land Use 21 RURAL			2014	0	7,300	7,300	0											
Previous Owner RACKLIFF, RICHARD RACKLIFF, KATIE						Secondary Zone			2015	0	7,300	7,300	0											
									2016	0	7,300	7,300	0											
WISCASSET ME 04578 Sale Date: 1/04/2010						Topography 1 Level			2017	0	7,300	7,300	0											
									2018	0	7,300	7,300	0											
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2019	0	7,300	7,300	0											
						Utilities 1 All Public			2020	0	7,300	7,300	0											
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	0	7,300	7,300	0											
									2022	0	7,300	7,300	0											
									2023	0	9,200	9,200	0											
						Street 1 Paved			2024	0	9,200	9,200	0											
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			Land Data															
						TREE GROWTH PLAN 0			Front Foot		Type	Effective		Influence		Influence Codes								
						CONSERV EASE 0						Frontage	Depth	Factor	Code									
						Sale Date 1/04/2010								%										
Price					%																			
Inspection Witnessed By:						Sale Data			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot															
X						Date			Square Foot		Square Feet													
No./Date	Description				Date Insp.																			
Notes: 01/2010-Notified by former owner:Richard & Katie Rackliff that Mobile home is now owned by Joshua Waite. 2013-Removed garage from this property as it belongs next door, Gardiner Flood.						Financing 9 Unknown			Fract. Acre		Acres/Sites													
						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																		
						WISCASSET						Verified 2 Seller			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					
												1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.												


WISCASSET

Map Lot U09-001-002

Account 1564

Location 52 FLOOD AVENUE

Card 1 Of 1 9/25/2024

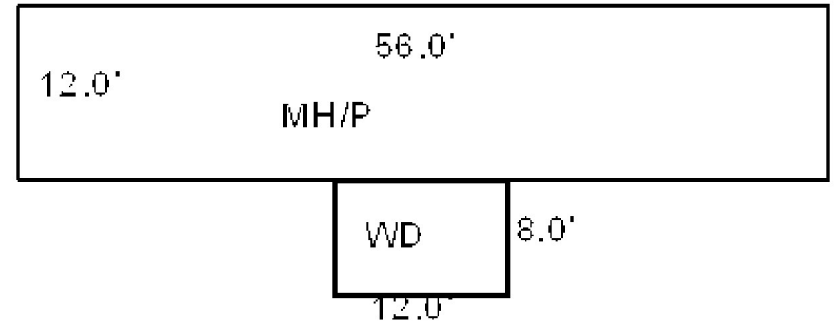
Building Style	SF Bsmt Living	Layout
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100%	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic
Dwelling Units	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 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 3 Information Only
Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 3 Tenant
		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	
997 12' Mobile	1980	12x56	2 100	2	0 %	50 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED 24X20



Map Lot		U09-001-A		Account		1565		Location		74 FLOOD AVENUE		Card		1		Of		1		9/25/2024					
JUNTURA, CECILLIO TOPSHAM ME 04086								Property Data				Assessment Record													
								Neighborhood				200 U.S. RTE 1				Year		Land		Buildings		Exempt		Total	
								Tree Growth Year				0				2011		69,600		45,100		0		114,700	
								FARM LAND YEAR				0				2012		69,600		45,100		0		114,700	
								OPEN SPACE YEAR				0				2013		69,600		45,100		0		114,700	
B4650P157								Zone/Land Use				19 COMMERCIAL				2014		69,600		45,100		0		114,700	
Previous Owner THE DAILY CATCH C/O CECILIO JUNTURA 70 IVANHOE DRIVE TOPSHAM ME 04086 Sale Date: 4/03/2013								Secondary Zone				2015		69,600		45,100		0		114,700					
								Topography				7 Steep				2016		69,600		45,100		0		114,700	
								1.Level		4.Below St		7.Steep		2017		69,600		45,100		0		114,700			
								2.Rolling		5.Low		8.Rough		2018		69,600		45,100		0		114,700			
								3.Above St		6.Swampy		9.		2019		69,600		45,100		0		114,700			
1479 MAIN ROAD WESTPORT ISLAND ME 04578 Sale Date: 11/13/2007								Utilities				1 All Public				2020		69,600		45,100		0		114,700	
								1.Public		4.Dr Well		7.Cesspool		2021		69,600		45,100		0		114,700			
								2.Water		5.DUG/LAKE		8.		2022		69,600		45,100		0		114,700			
								3.Sewer		6.Septic		9.None		2023		73,500		48,100		0		121,600			
								Street				1 Paved				2024		73,500		48,100		0		121,600	
Previous Owner CANFIELD, MARY ANN M. 1479 MAIN ROAD WESTPORT ISLAND ME 04578 Sale Date: 12/16/2005								1.Paved		4.Proposed		7.		Land Data											
								2.Semi Imp		5.Private		8.													
								3.Gravel		6.Pub Eas		9.NoStreet													
								TREE GROWTH PLAN				0													
								CONSERV EASE				0													
Inspection Witnessed By:								Sale Data				Front Foot		Type		Effective		Influence		Influence Codes					
								Sale Date														4/03/2013			
								Price														25,000			
								Sale Type		2 Land & Buildings															
								1.Land		4.Mobile												7.			
2.L & B		5.Other		8.																					
3.Building		6.		9.																					
Notes: 2005-RESTAURANT CLOSED 3/31/05, ABATEMENT FORM MAILED. 2006-PREVIOUS OWNER: MARY ANN CANFIELD BK 1992 PG 278 WHO BOUGHT IN 1994 FOR \$88,582. 2008-PREVIOUS OWNER: LISA TRIPP BK3609 PG55 WHO BOUGHT 12/16/05 FOR \$80,000, NOT VALID SALE, PURCHASED BY DAUGHTER. 2010-Divorce decree recorded. Chapter 7 Bankruptcy 9/7/2010 WISCASSET, LLC's contribution to Cecilio Juntura. Former owner: The Daily Catch, bought 11/13/07 bk3035 pg48 for \$86,721								Financing		9 Unknown		Square Foot		Fract. Acre		Acreage/Sites		Total Acreage		0.14					
								1.Convent		4.Seller												7.			
								2.FHA/VA		5.Private												8.			
								3.Assumed		6.Cash												9.Unknown			
								Validity		3 Distressed Sale															
1.Valid		4.Split		7.Renovate		21.HS Size Adj		47		1.00		50		% 3											
2.Related		5.Partial		8.Other		22.Base Waterfron		48		0.14		100		% 0											
3.Distress		6.Exempt		9.Foreclose		23.Deep WF Size A								% 0											
								Verified		5 Public Record		24.Base Waterfron						% 0							
								1.Buyer		4.Agent		7.Family		25.Shallow WF Siz						% 0					
								2.Seller		5.Pub Rec		8.Other		26.Base Water Inf						% 0					
								3.Lender		6.MLS		9.		27.Influence W Si						% 0					
														28.Rear Land 1-10											
						29.Rear Land 11-2																			

WISCASSET

Map Lot U09-001-A


Account 1565

Location 74 FLOOD AVENUE

Card 1

Of 1

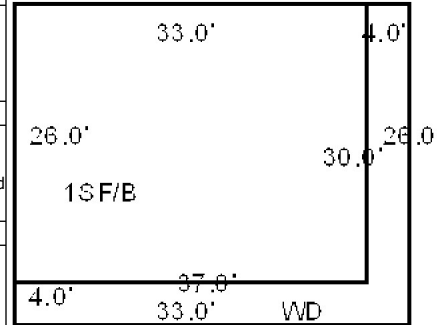
9/25/2024

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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.
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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

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
220 STORE	1970	853	3 100	3	0 %	75 %		1.ONE STORY FRAM
239 BSMT	0	853	3 100	3	0 %	75 %		2.TWO STORY FRAM
68 Wood Deck	0	252	3 100	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



1/2 BSMT EARTH FLOOR



Map Lot U09-003			Account 1562			Location 28 FLOOD AVENUE			Card 1 Of 2			9/25/2024			
NEW ERA 2014, LLC. DAVID J JONES (MANAGING MEMBER) 183 U.S. RTE 1 FALMOUTH ME 04105 B5624P187						Property Data			Assessment Record						
						Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	854,500	676,400	0	1,530,900		
						FARM LAND YEAR 0			2012	854,500	676,400	0	1,530,900		
						OPEN SPACE YEAR 0			2013	1,004,000	676,400	0	1,680,400		
Previous Owner KALININA, ALEKSANDRA NEVA 5042 WILSHIRE BLVD						Zone/Land Use 14 SHORE RESIDENTIA			2014	1,004,000	676,400	0	1,680,400		
						Secondary Zone			2015	1,004,000	676,400	0	1,680,400		
									2016	1,004,000	676,400	0	1,680,400		
						Topography 2 Rolling			2017	1,004,000	676,400	0	1,680,400		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	1,004,000	676,400	0	1,680,400		
2019	697,800	676,400	0	1,374,200											
28 FLOOD AVENUE WISCASSET ME 04578 Sale Date: 8/09/2016						Utilities 1 All Public			2020	697,800	676,400	0	1,374,200		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	242,000	674,900	0	916,900		
									2022	242,000	674,900	0	916,900		
						Street 1 Paved			2023	302,400	843,600	0	1,146,000		
									2024	302,400	843,600	0	1,146,000		
Previous Owner BONN, ALEKSANDRA						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											
WINTHROP WA 98862 Sale Date: 8/20/2012						14.Rear Land		15.Front Foot		4.Size/Shape					
								5.Access							
								6.Restriction							
								7.Corner/Locatio							
								8.View/Environ							
Inspection Witnessed By:						9.Fract Share		Acres		30.Rear 20+					
								31.Waterfront Rea							
								32.Open Space							
								33.RestrictEsm							
								34.PASTURE 1							
X						Square Foot		Acres		35.HORTICULTURAL-					
								36.Pasture 3							
								37.Softwood							
								38.Mixed Wood							
								39.Hardwood							
Date						Fract. Acre		Acres		40.Wasteland					
								41.CAMP SITE							
								42.Mobile Home Si							
								43.Condo Site							
								44.Site Improve							
No./Date Description Date Insp.						21.HS Size Adj		Acres		45.CAMP SITE					
								46.PAVING/00							
								22.Base Waterfron							
								23.Deep WF Size A							
								24.Base Waterfron							
Notes: '21 entered Farmland FORMER OWNER: KATHERINE HANSEN (CAROL ELLIS ESTATE) BK2129 PG0316 2002-INSPECTED HOUSE, BOTH OLD AND NEW SECTIONS. TOOK PICTURES, NEW SKETCH.METAL ROOF, WOOD FLOORS, REMODELED KITCHEN AND ADDITION. MADE ENTIRELY NEW CARDS. 2013-Previous owner: Leon Chatelain BK2649 PG136, bought in 2001 for \$1,259,000. Sold both this lot (U-8 Lot 5) and WISCASSET \$1,680,000, then transferred to Aleksandra Bonn. Combined both lots on tax maps with 1135' frontage as						25.Shallow WF Siz		Acres		46.PAVING/00					
								26.Base Water Inf							
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WISCASSET

Map Lot U09-003

Account 1562

Location 28 FLOOD AVENUE

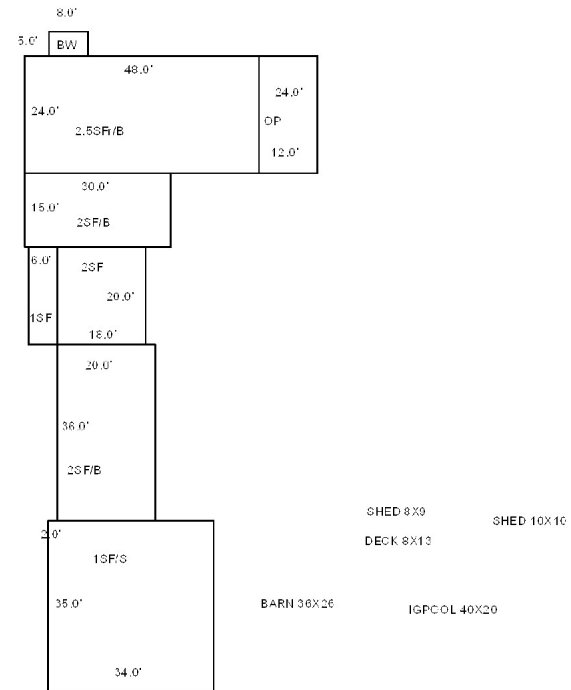
Card 1 Of 2 9/25/2024

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 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 6 Two & 1/2 Story			4.Steam 8.Fl/Wall 12.			3.3/4 Fin 6. 9.None		
1.1 4.1.5 7.			Cool Type 100% 9 None			Insulation 2 Heavy		
2.2 5.1.75 8.			1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3 6.2.5 9.			2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls 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 3 Sheet Metal			Bath(s) Style 1 GOOD			3.C Grade 6.AA Grade 9.Same		
1.Asphalt 4.Composit 7.			1.GOOD 4.Obsolete 7.			SQFT (Footprint) 1152		
2.Slate 5.Wood 8.			2.TYPICAL 5. 8.			Condition 8 Excellent		
3.Metal 6.Other 9.			3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim 0			# Rooms 14			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM 0			# Bedrooms 5			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM 0			# Full Baths 4			Phys. % Good 0%		
Year Built 1850			# Half Baths 1			Funct. % Good 100%		
Year Remodeled 2001			# Addn Fixtures 0			Functional Code 9 None		
Foundation 1 Concrete			# Fireplaces 7			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete 4.Wood 7.			<div><p>TRIO Software A Division of Harris Computer Systems</p></div>			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					

Date Inspected 11/30/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	1850	288	0 100	0	0 %	100 %		2.TWO STORY FRAM
12 2	1850	450	0 100	0	0 %	100 %		3.THREE STORY FR
1 ONE STORY	1850	360	0 100	0	0 %	100 %		4.1 & 1/2 STORY
1 ONE STORY	1850	120	0 100	0	0 %	100 %		5.1 & 3/4 STORY
25 Frame Bay	1850	40	0 100	0	0 %	100 %		6.2 & 1/2 STORY
12 2	2001	720	0 100	4	0 %	100 %		21.Open Frame Por
1 ONE STORY	2001	1190	0 100	4	0 %	100 %		22.Encl Frame Por
65 Barn 1S	1850	936	4 100	4	0 %	100 %		23.Frame Garage
24 Frame Shed	1850	72	4 100	0	0 %	100 %		24.Frame Shed
24 Frame Shed	1850	100	4 100	4	0 %	100 %		25.Frame Bay Wind



Map Lot U09-003			Account 1562			Location 28 FLOOD AVENUE			Card 2 Of 2			9/25/2024				
NEW ERA 2014, LLC. DAVID J JONES (MANAGING MEMBER) 183 U.S. RTE 1 FALMOUTH ME 04105						Property Data			Assessment Record							
						Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total			
						Tree Growth Year 0			2011	0	84,300	0	84,300			
						FARM LAND YEAR 0			2012	0	84,300	0	84,300			
						OPEN SPACE YEAR 0			2013	0	84,300	0	84,300			
B5624P187						Zone/Land Use 14 SHORE RESIDENTIA			2014	0	84,300	0	84,300			
Previous Owner KALININA, ALEKSANDRA NEVA 5042 WILSHIRE BLVD						Secondary Zone			2015	0	84,300	0	84,300			
									2016	0	84,300	0	84,300			
LOS ANGELES CA 90036						Topography 1 Level			2017	0	84,300	0	84,300			
Sale Date: 11/20/2020						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	0	84,300	0	84,300			
Previous Owner BONN, ALEKSANDRA						Utilities 1 All Public			2019	0	84,300	0	84,300			
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	0	84,300	0	84,300			
28 FLOOD AVENUE WISCASSET ME 04578 Sale Date: 8/09/2016						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2021	6,700	23,700	0	30,400			
						TREE GROWTH PLAN 0 CONSERV EASE 0			2022	6,500	23,700	0	30,200			
Inspection Witnessed By:						Sale Data			2023	6,800	29,600	0	36,400			
						Sale Date 11/20/2020 Price 1,080,000			2024	6,900	29,600	0	36,500			
X						Front Foot			Type		Effective		Influence		Influence Codes	
						11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot					Frontage Depth		Factor Code		1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share	
No./Date Description Date Insp.						Square Foot			Square Feet						Acres	
						16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite									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	
Notes: '21 entered Farmland '21 Per info provided by new owner, adjust baths to 4 and 1/2. Adjust pool to n/v and check shed condition in 21 spw.						Validity 9 Foreclosure			Fract. Acre		Acreage/Sites				45.CAMP SITE 46.PAVING/00	
						1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose			21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		67 27.00		100 % 0			
WISCASSET						Verified 5 Public Record					Total Acreage 27.00					
						1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			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							

WISCASSET

Map Lot U09-003

Account 1562

Location 28 FLOOD AVENUE

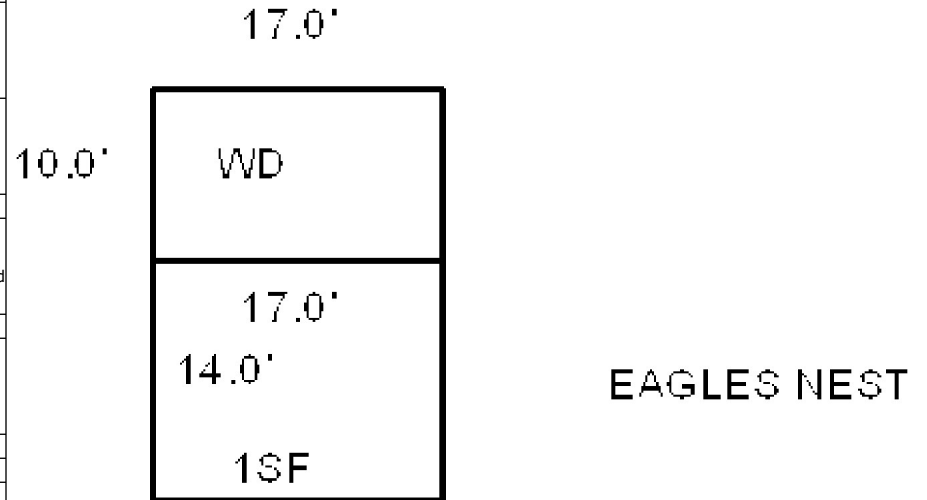
Card 2 Of 2 9/25/2024

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 100%	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 0
		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	
68 Wood Deck	1850	104	3 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	1850	170	3 100	2	0 %	100 %		2.TWO STORY FRAM
121 CAMP OR	1850	238	3 100	3	0 %	100 %		3.THREE STORY FR
63 Swimming Pool	1850	0	9 100	1	0 %	25 %		4.1 & 1/2 STORY
1 ONE STORY	1850	1190	0 0	0	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U09-004			Account 1569			Location 55 POTTLE COVE ROAD			Card 1		Of 1		9/25/2024		
FAIRSERVICE, MARK W FAIRSERVICE, JOANN G WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	255,500	151,800	10,000	397,300		
						FARM LAND YEAR 0			2012	255,500	181,500	10,000	427,000		
						OPEN SPACE YEAR 0			2013	255,500	181,500	10,000	427,000		
B2252P114						Zone/Land Use 14 SHORE RESIDENTIA			2014	255,500	181,500	10,000	427,000		
						Secondary Zone			2015	255,500	184,600	10,000	430,100		
									2016	255,500	184,600	15,000	425,100		
						Topography 1 Level			2017	255,500	184,600	20,000	420,100		
						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			2018	255,500	184,600	20,000	420,100		
									2019	255,500	184,600	20,000	420,100		
												2020	255,500	184,600	25,000
									2021	255,500	184,600	25,000	415,100		
									2022	255,500	184,600	24,000	416,100		
									2023	319,400	230,800	25,000	525,200		
									2024	319,400	230,800	25,000	525,200		
Inspection Witnessed By:						Land Data									
						Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00		
Frontage	Depth	Factor	Code												
		%													
		%													
		%													
		%													
		%													
		%													
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													
			24	1.00	225 %	8									
			25	1.00	100 %	0									
			28	4.39	100 %	0									
					%										
					%										
					%										
					%										
Notes: 9/10/24 W/MR. N/C. THERE ARE NO LQ/GAR, IT'S UNFINISHED STORAGE. '15 w/ Mr. hse still inc adjust sq ft, sketch and year built. 8-12-08: Fr G not started, boathouse complete, some of 1stfl of house still incomplete - check '09						Total Acreage		5.39							
WISCASSET															

WISCASSET

Map Lot U09-004


Account 1569

Location 55 POTTLE COVE ROAD

Card 1

Of 1

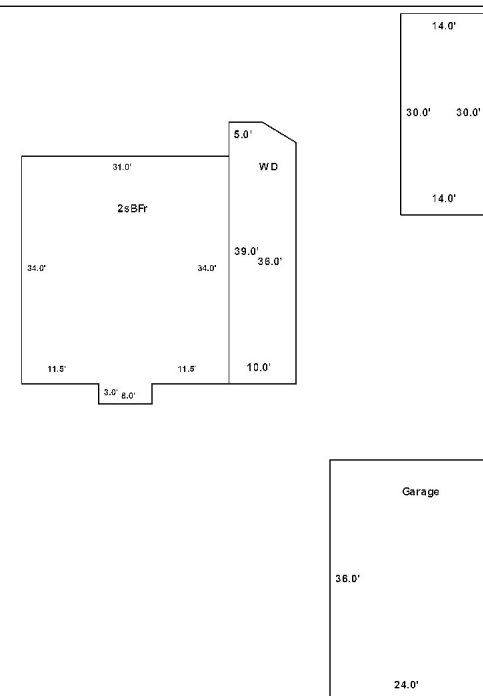
9/25/2024

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 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 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 9 OTHER	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 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) 1078
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 1999	# Half Baths 0	Funct. % Good 90%
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 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 6/02/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	1999	380	4 100	4	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	1999	420	4 100	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	1999	120	4 100	4	0 %	100 %		3.THREE STORY FR
43 2S Frame Garage	2010	864	3 100	4	0 %	100 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot		U09-005	Account	1570	Location	205 BATH ROAD		Card	1	Of	1	9/25/2024	
LEIGHTON, SAMUEL J LEIGHTON, RUTH E P.O. BOX 1114 WISCASSET ME 04578 B3311P134 B4928P207 B4929P260					Property Data		Assessment Record						
					Neighborhood 200 U.S. RTE 1		Year	Land	Buildings	Exempt	Total		
					Tree Growth Year 0		2011	48,100	46,900	16,000	79,000		
					FARM LAND YEAR 0		2012	48,100	46,900	16,000	79,000		
					OPEN SPACE YEAR 0		2013	48,100	46,900	16,000	79,000		
Previous Owner MELNUK, BERTHA M.					Zone/Land Use 21 RURAL		2014	48,100	46,900	16,000	79,000		
					Secondary Zone		2015	48,100	46,900	0	95,000		
166 WHISKEAG ROAD, RM M3 BATH ME 04530 Sale Date: 9/11/2015					Topography 3 Above Street		2016	50,800	46,900	0	97,700		
							2017	50,800	46,900	0	97,700		
Previous Owner MELNUK, SR., ROBERT B. MELNUK, BERTHA M.					1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2018	50,800	46,900	0	97,700		
							2019	50,800	46,900	0	97,700		
WISCASSET ME 04578 Sale Date: 2/01/2005					Utilities 1 All Public		2020	50,800	46,900	0	97,700		
							2021	50,800	46,900	0	97,700		
					1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2022	50,800	46,900	0	97,700		
							2023	63,500	58,600	0	122,100		
Inspection Witnessed By:					Street 1 Paved		2024	63,500	58,600	0	122,100		
X					1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet								
Date					TREE GROWTH PLAN 0								
					CONSERV EASE 0								
					Sale Data								
					Sale Date 9/11/2015								
					Price 65,000								
					Sale Type 2 Land & Buildings								
					1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.								
Notes:					Financing 9 Unknown								
'16 .78 acres from lot 6 w/ this lot to new owner Leighton. 2005-ROBERT B. MELNUK DECEASED MAY 13, 2004 6/16/14-New address in Bath for Mrs. Melnuk, per her daughter. 10/24/14-For 2015, removed homestead and veteran's exemption as no longer lives here.					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								
WISCASSET					1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.								



WISCASSET

Map Lot U09-005

Account 1570

Location 205 BATH ROAD

Card 1 Of 1 9/25/2024

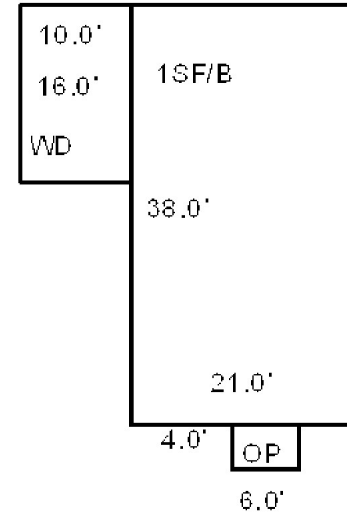
Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling 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 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 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) 798
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 1947	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 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 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/30/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	160	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 Open Frame	0	24	0 0	0	0 %	0 %		2.TWO STORY FRAM
24 Frame Shed	1947	288	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

SHED 13X25



Map Lot U09-006

Account 1571

Location BATH ROAD

Card 1 Of 1 9/25/2024

MELNUK, BERTHA M
C/O BONNIE WOODMAN
WOOLWICH ME 04579

B1587P191 B3311P134 B4928P207

Previous Owner
MELNUK, ROBERT B.

205 BATH ROAD
WISCASSET ME 04578
Sale Date: 2/01/2005

Property Data

Neighborhood **200 U.S. RTE 1**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

Secondary Zone **19 C**

Topography **1 Level**

1.Level 4.Below St 7.Steep

2.Rolling 5.Low 8.Rough

3.Above St 6.Swampy 9.

Utilities **1 All Public**

1.Public 4.Dr Well 7.Cesspool

2.Water 5.DUG/LAKE 8.

3.Sewer 6.Septic 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.

2.Semi Imp 5.Private 8.

3.Gravel 6.Pub Eas 9.NoStreet

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date

Price

Sale Type

1.Land 4.Mobile 7.

2.L & B 5.Other 8.

3.Building 6. 9.

Financing

1.Convent 4.Seller 7.

2.FHA/VA 5.Private 8.

3.Assumed 6.Cash 9.Unknown

Validity

1.Valid 4.Split 7.Renovate

2.Related 5.Partial 8.Other

3.Distress 6.Exempt 9.Foreclose

Verified

1.Buyer 4.Agent 7.Family

2.Seller 5.Pub Rec 8.Other

3.Lender 6.MLS 9.

Assessment Record

Year

Land

Buildings

Exempt

Total

2011 61,800 0 0 61,800

2012 61,800 0 0 61,800

2013 61,800 0 0 61,800

2014 61,800 0 0 61,800

2015 61,800 0 0 61,800

2016 12,200 0 0 12,200

2017 12,200 0 0 12,200

2018 12,200 0 0 12,200

2019 12,200 0 0 12,200

2020 12,200 0 0 12,200

2021 12,200 0 0 12,200

2022 12,200 0 0 12,200

2023 15,300 0 0 15,300

2024 15,300 0 0 15,300

Land Data

Front Foot

11.Regular Lot

12.Delta Triangle

13.Nabla Triangle

14.Rear Land

15.Front Foot

Square Foot

16.Regular Lot

17.Secondary Site

18.Secondary Site

19.Condominium

20.Base Homesite

Fract. Acre

21.HS Size Adj

22.Base Waterfron

23.Deep WF Size A

Acres

24.Base Waterfron

25.Shallow WF Siz

26.Base Water Inf

27.Influence W Si

28.Rear Land 1-10

29.Rear Land 11-2

Type

Effective

Influence

Influence Codes

Frontage

Depth

Factor

Code

Square Feet

Acres

Acres/Sites

Total Acreage

28 6.12 100 % 0

6.12

1.Open Space

2.Neighborhood A

3.Topography

4.Size/Shape

5.Access

6.Restriction

7.Corner/Locatio

8.View/Environ

9.Fract Share

Acres

30.Rear 20+

31.Waterfront Rea

32.Open Space

33.RestrictEsm

34.PASTURE 1

35.HORTICULTURAL-

36.Pasture 3

37.Softwood

38.Mixed Wood

39.Hardwood

40.Wasteland

41.CAMP SITE

42.Mobile Home Si

43.Condo Site

44.Site Improve

45.CAMP SITE

46.PAVING/00

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

'16 .78 acres & all road frontage to abutter lot 5.(this creates non-conforming lot). Pending.

2005-ROBERT MELNUK DECEASED 5/13/2004

2005-SOLD HOUSE AND 1.1 ACRES TO JAMES COLLINS

BK3453 PG147 83' FRONTAGE

6/16/14-New address in Bath, per Mrs. Melnuk's daughter.

WISCASSET

WISCASSET

Map Lot U09-006

Account 1571

Location 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.Defmait 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 1 Interior Inspect		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6. 9.		
3.Wet	6.	9.				Information Code 3 Tenant		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected 11/30/2006								
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot U09-006-A			Account 1976	Location 195 BATH ROAD	Card 1	Of 1	9/25/2024				
AUSTIN, KENNETH E JR. 195 BATH ROAD WISCASSET ME 04578				Property Data		Assessment Record					
				Neighborhood 200 U.S. RTE 1		Year	Land	Buildings	Exempt	Total	
				Tree Growth Year 0		2011	50,200	46,800	0	97,000	
				FARM LAND YEAR 0		2012	50,200	46,800	0	97,000	
				OPEN SPACE YEAR 0		2013	50,200	46,800	0	97,000	
Previous Owner COLLINS, JAMES R 761 GARDINER ROAD WISCASSET ME 04578 Sale Date: 9/01/2023				Zone/Land Use 21 RURAL		2014	50,200	46,800	0	97,000	
				Secondary Zone 19 C		2015	50,200	46,800	0	97,000	
						2016	50,200	46,800	0	97,000	
				Topography 1 Level		2017	50,200	46,800	0	97,000	
						2018	50,200	46,800	0	97,000	
				1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2019	50,200	46,800	0	97,000	
				Utilities 1 All Public		2020	50,200	46,800	0	97,000	
				1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2021	50,200	46,800	0	97,000	
				Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet		2022	50,200	46,800	0	97,000	
						2023	62,800	58,400	0	121,200	
						2024	62,800	58,400	0	121,200	
				Land Data							
				Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00
							Frontage	Depth	Factor	Code	
									%		
		%									
		%									
Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Square Feet									
					%						
					%						
					%						
					%						
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2		Acreage/Sites									
				20	1.00	100	%	0			
				21	1.00	100	%	0			
				28	0.10	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 1.10							
WISCASSET											

WISCASSET

Map Lot U09-006-A

Account 1976

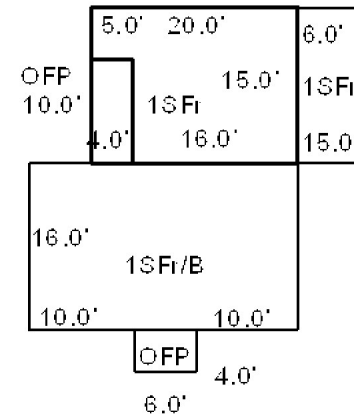
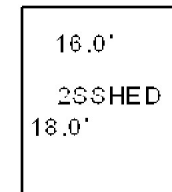
Location 195 BATH ROAD

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 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.FI/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 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 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) 416		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition 4 Average		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim 0			# Rooms 3			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM 0			# Bedrooms 1			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM 0			# Full Baths 1			Phys. % Good 0%		
Year Built 1930			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None		
Foundation 1 Concrete			# Fireplaces 0			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.	<div><p>TRIO Software A Division of Harris Computer Systems</p></div>					
2.C Block	5.Slab	8.						
3.Br/Stone	6.Piers	9.						
Basement 4 Full Basement								
1.1/4 Bmt	4.Full Bmt	7.						
2.1/2 Bmt	5.None	8.						
3.3/4 Bmt	6. 9.None							
Bsmt Gar # Cars 0								
Wet Basement 1 Dry Basement								
1.Dry	4. 7.							
2.Damp	5. 8.							
3.Wet	6. 9.							
Econ. % Good 100%						Economic Code None		
0.None 3.Services 9.None								
1.Location 4.Traffic 8.								
2.Encroach 8.Other 9.								
Entrance Code 5 Estimated								
1.Interior 4.Vacant 7.								
2.Refusal 5.Estimate 8.								
3.Informed 6. 9.								
Information Code 5 Estimate								

Date Inspected

Additions, Outbuildings & Improvements

[illegible]

Map Lot U09-007			Account 1572			Location 187 BATH ROAD			Card 1		Of 1		9/25/2024			
SHERMAN CURTIS, LEIF J 187 BATH ROAD WISCASSET ME 04578 B5624P6						Property Data			Assessment Record							
						Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total			
						Tree Growth Year 0			2011	51,400	159,900	0	211,300			
						FARM LAND YEAR 0			2012	51,400	159,900	0	211,300			
						OPEN SPACE YEAR 0			2013	51,400	159,900	0	211,300			
Previous Owner NADEAU, JAMES D 32 VICTOR ROAD						Zone/Land Use 19 COMMERCIAL			2014	51,400	159,900	0	211,300			
						Secondary Zone			2015	51,400	159,900	0	211,300			
									2016	51,400	159,900	0	211,300			
						Topography 3 Above Street			2017	48,500	144,800	0	193,300			
						PORTLAND ME 04103 Sale Date: 11/09/2020 Previous Owner NICHOLS, JR., JOHN P. NICHOLS, PATRICIA						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	48,500
Utilities 8 3 Public Sewer			2019	48,500	144,800							0	193,300			
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	48,500	144,800							0	193,300			
Street 1 Paved			2021	48,500	144,800							0	193,300			
NOBLEBORO ME 04555 Sale Date: 3/21/2017												1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	48,500
						TREE GROWTH PLAN 0			2023	60,600	181,000	0	241,600			
						CONSERV EASE 0			2024	60,600	181,000	0	241,600			
						Sale Date 11/09/2020			Land Data							
						Price 172,000										
Inspection Witnessed By:						Sale Data			Front Foot		Type	Effective		Influence		Influence Codes
						Sale Date 11/09/2020						Frontage	Depth	Factor	Code	
X																

WISCASSET

Map Lot U09-007



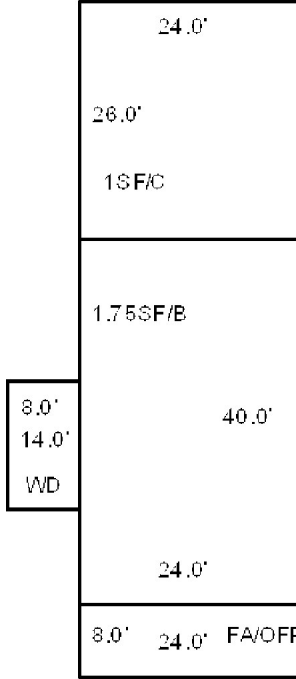
Account 1572

Location 187 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% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 2	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 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) 960
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1945	# Half Baths 1	Funct. % Good 100%
Year Remodeled 2003	# 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 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 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/30/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	96	0 0	0	0 %	100 %		1.ONE STORY FRAM
21 Open Frame	0	192	0 0	0	0 %	100 %		2.TWO STORY FRAM
1 ONE STORY	0	624	0 0	0	0 %	100 %		3.THREE STORY FR
68 Wood Deck	1980	112	3 100	3	0 %	100 %		4.1 & 1/2 STORY
25 Frame Bay	1960	16	0 0	0	0 %	100 %		5.1 & 3/4 STORY
23 Frame Garage	1985	576	3 100	4	0 %	100 %		6.2 & 1/2 STORY
24 Frame Shed	2003	480	4 100	4	0 %	100 %		21.Open Frame Por
29 Finished Attic	0	192	0 0	0	0 %	0 %		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED 20X24

GARAGE 24X24

02/16/2007

Map Lot U09-007-A			Account 1573			Location 179 BATH ROAD			Card 1		Of 1		9/25/2024					
CROCKER, KIMBERLY A 45 PENSION RIDGE ROAD BOOTHBAY ME 04537						Property Data			Assessment Record									
						Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total					
						Tree Growth Year 0			2011	145,100	210,000	0	355,100					
						FARM LAND YEAR 0			2012	145,100	210,000	0	355,100					
						OPEN SPACE YEAR 0			2013	145,100	210,000	0	355,100					
B5748P310						Zone/Land Use 19 COMMERCIAL			2014	145,100	210,000	0	355,100					
Previous Owner HILGENDORF, MICHAEL E 179 BATH ROAD						Secondary Zone			2015	145,100	210,000	0	355,100					
									2016	145,100	210,000	0	355,100					
WISCASSET ME 04578 Sale Date: 7/27/2021						Topography 2 Rolling			2017	145,500	133,400	0	278,900					
Previous Owner NICHOLS, JR., JOHN P. NICHOLS, PATRICIA						1.Level 4.Below St 7.Steep			2018	145,500	133,400	0	278,900					
						2.Rolling 5.Low 8.Rough			2019	145,500	133,400	0	278,900					
						3.Above St 6.Swampy 9.			2020	145,500	133,400	0	278,900					
						Utilities 1 All Public			2021	145,500	133,400	0	278,900					
NOBLEBORO ME 04555 Sale Date: 9/01/2017						1.Public 4.Dr Well 7.Cesspool			2022	145,500	133,400	0	278,900					
						2.Water 5.DUG/LAKE 8.			2023	153,600	141,400	0	295,000					
						3.Sewer 6.Septic 9.None			2024	153,600	141,400	0	295,000					
						Street 1 Paved												
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					%		1.Open Space		
X						CONSERV EASE 0			12.Delta Triangle					%		2.Neighborhood A		
						Sale Date 7/27/2021			13.Nabla Triangle					%		3.Topography		
						Price			14.Rear Land					%		4.Size/Shape		
						Sale Type 2 Land & Buildings			15.Front Foot					%		5.Access		
1.Land 4.Mobile 7.			Square Foot			Square Feet						6.Restriction						
2.L & B 5.Other 8.									%		7.Corner/Locatio							
3.Building 6. 9.									%		8.View/Environ							
Financing 9 Unknown									%		9.Fract Share							
Notes: 9/10/24 N/C SINCE LAST YEAR, ALL LOOKS THE SAME '17 Per review and site visit adjust condition of commercial building and functional for being completely vacant. '17 Per Land surveyor this lot is .7 acres.						1.Convent 4.Seller 7.			16.Regular Lot					%		30.Rear 20+		
						2.FHA/VA 5.Private 8.			17.Secondary Site					%		31.Waterfront Rea		
						3.Assumed 6.Cash 9.Unknown			18.Secondary Site					%		32.Open Space		
						Validity 8 Other Non Valid			19.Condominium					%		33.RestrictEsm		
WISCASSET						1.Valid 4.Split 7.Renovate			20.Base Homesite					%		34.PASTURE 1		
						2.Related 5.Partial 8.Other			Fract. Acre			Acreeage/Sites						35.HORTICULTURAL-
						3.Distress 6.Exempt 9.Foreclose						47	1.00	100	%	0	36.Pasture 3	
						Verified 5 Public Record			21.HS Size Adj		48	0.70	100	%	0	37.Softwood		
						1.Buyer 4.Agent 7.Family			22.Base Waterfron					%		38.Mixed Wood		
						2.Seller 5.Pub Rec 8.Other			23.Deep WF Size A					%		39.Hardwood		
						3.Lender 6.MLS 9.			Acres					%		40.Wasteland		
									24.Base Waterfron					%		41.CAMP SITE		
						25.Shallow WF Siz			26.Base Water Inf					%		42.Mobile Home Si		
									27.Influence W Si					%		43.Condo Site		
									28.Rear Land 1-10					%		44.Site Improve		
									29.Rear Land 11-2					%		45.CAMP SITE		
									Total Acreeage 0.70							46.PAVING/00		

WISCASSET

Map Lot U09-007-A


Account 1573

Location 179 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.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good
Basement		Economic Code
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars		Entrance Code 1 Interior Inspect
Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/14/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
220 STORE	1984	2736	3 100	3	0 %	50 %	
261 WAREHOUSE	1984	972	3 100	3	0 %	50 %	
228 GARAGE FRAME	1984	1296	3 100	3	0 %	50 %	
271 OFFICE MEZZ	1984	432	3 100	3	0 %	50 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

40.0'	36.0'	
36.0'	1.5F/S	36.0'
36.0'	1.75F/S	36.0'
	FRG	36.0'
		36.0'



03/09/2007

Map Lot		U09-008		Account		1574		Location		167 BATH ROAD		Card		1		Of		1		9/25/2024	
BROWNSTEIN, ALISHA S LUCAS, JONATHAN G 167 BATH ROAD WISCASSET ME 04578 B5855P285								Property Data				Assessment Record									
								Neighborhood 200 U.S. RTE 1				Year		Land		Buildings		Exempt		Total	
								Tree Growth Year 0				2011		214,500		138,000		0		352,500	
								FARM LAND YEAR 0				2012		214,500		138,000		0		352,500	
								OPEN SPACE YEAR 0				2013		214,500		138,000		0		352,500	
Previous Owner BALLARD, KEVIN BALLARD, EMILY G 167 BATH ROAD WISCASSET ME 04578 Sale Date: 3/04/2022								Zone/Land Use 21 RURAL				2014		214,500		138,000		0		352,500	
								Secondary Zone				2015		214,500		138,000		0		352,500	
												2016		214,500		138,000		0		352,500	
								Topography 3 Above Street				2017		214,500		138,000		0		352,500	
								Previous Owner NADEAU, THOMAS P PO BOX 455 BOOTHBAY HARBOR ME 04538 Sale Date: 6/28/2021				1.Level		4.Below St		7.Steep		2018		214,500	
2.Rolling		5.Low		8.Rough		2019						214,500		138,000		0		352,500			
3.Above St		6.Swampy		9.		2020						214,500		138,000		0		352,500			
Utilities 8		3 Public Sewer		2021		199,500						138,000		0		337,500					
1.Public		4.Dr Well		7.Cesspool		2022						50,800		138,000		0		188,800			
Previous Owner NADEAU, THOMAS P. J/T CARBIN, JANET M. BOOTHBAY HARBOR ME 04538 Sale Date: 11/04/2004				2.Water		5.DUG/LAKE		8.		2023		63,500		172,500		25,000		211,000			
				3.Sewer		6.Septic		9.None		2024		63,500		172,500		25,000		211,000			
				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 3/04/2022																	
X				Price 305,000				Front Foot		Type		Effective		Influence		Influence Codes					
				Sale Type 2 Land & Buildings																	
				1.Land		4.Mobile												7.			
				2.L & B		5.Other												8.			
				3.Building		6.												9.			
Notes:				Financing 9 Unknown		Square Foot				Square Feet											
				1.Convent														4.Seller		7.	
				2.FHA/VA														5.Private		8.	
				3.Assumed														6.Cash		9.Unknown	
				Validity 1 Arms Length Sale																	
'22 SPLIT OF 1.4AC W/HOUSE CARD 1 TO NEW OWNERS, 2.9 AC AND CARD 2 RETAINED AS LOT 8A '21 PER REVIEW ADJUST FROM PRIME COMMERCIAL BASE TO REGULAR LIKE NEIGHBORS. CARD #2 ADJUST GRADE, CONDITION AND ADD FUNCTIONAL OBSC TO ATTACHED RENTAL. ADJUST CONDITION OF 2S GARAGE TO AVE-. 1/12/2005-CHANGED YEAR OF HOUSE PER REALTOR RECORD TO 1937. 2005-FORMER OWNER: JAMES & SUSAN WAHLSTROM WISCASSET 136,000 ALSO USE OF BUILDINGS CHANGED SO NOW IN COMMERCIAL ZONE AND PLANNING				1.Valid		4.Split		7.Renovate		Fract. Acre		Acreage/Sites									
				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.													

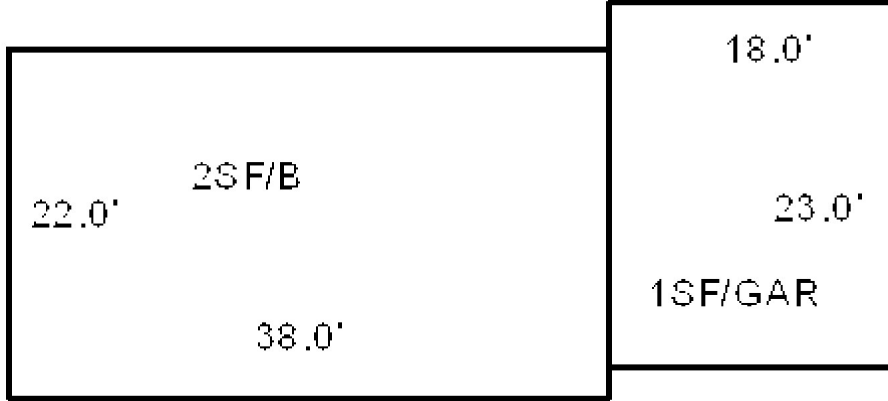
WISCASSET

Map Lot U09-008

Account 1574

Location 167 BATH ROAD

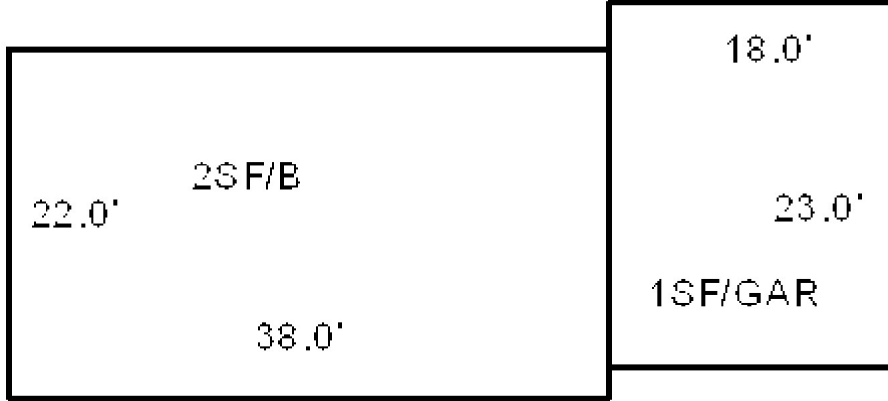
Card 1 Of 1 9/25/2024

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 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 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) 836
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 1937	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2004	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 2	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/27/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	0	18	4 95	4	0 %	100 %		1.ONE STORY FRAM
91 1S AD/GAR.....	0	432	4 95	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




WISCASSET

Map Lot U09-008-001

Account 1575

Location 34 HAGGETT 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 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 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) 904
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1985	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 3 Tenant
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

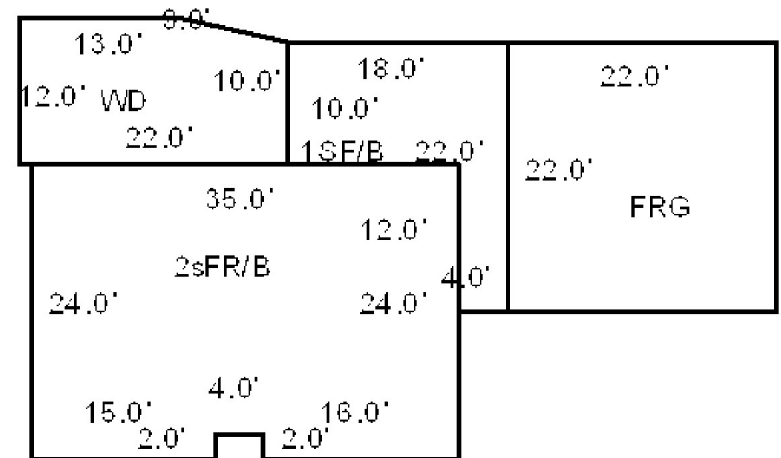
Date Inspected 2/17/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	0	228	0 0	0	0 %	0 %	
26 1SFr Overhang	0	662	0 0	0	0 %	0 %	
23 Frame Garage	0	484	0 0	0	0 %	0 %	
68 Wood Deck	0	573	3 100	4	0 %	100 %	
21 Open Frame	0	8	0 0	0	0 %	100 %	
68 Wood Deck	0	164	0 0	0	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	

16X32 IG POOL W/ WOOD DECK

IRR WD 164 SQ FT



HAGGETT, JODY L WISCASSET ME 04578			Property Data			Assessment Record					
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total	
						2011	34,700	0	0	34,700	
			Tree Growth Year 0			2012	34,700	0	0	34,700	
			FARM LAND YEAR 0			2013	34,700	0	0	34,700	
B1218P180			OPEN SPACE YEAR 0			2014	34,700	0	0	34,700	
			Zone/Land Use 16 RESIDENTIAL			2015	34,700	0	0	34,700	
			Secondary Zone			2016	34,700	0	0	34,700	
						2017	34,700	0	0	34,700	
			Topography 1 Level			2018	34,700	0	0	34,700	
			1.Level 4.Below St 7.Steep	2019	34,700	0	0	34,700			
			2.Rolling 5.Low 8.Rough	2020	34,700	0	0	34,700			
			3.Above St 6.Swampy 9.	2021	34,700	0	0	34,700			
			Utilities 1 All Public	2022	34,700	0	0	34,700			
			1.Public 4.Dr Well 7.Cesspool	2023	43,300	0	0	43,300			
			2.Water 5.DUG/LAKE 8.	2024	43,300	0	0	43,300			
			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								
X			Price								
			Sale Type								
			1.Land 4.Mobile 7.								
			2.L & B 5.Other 8.								
			3.Building 6. 9.								
Notes:			Financing								
			1.Convent 4.Seller 7.								
			2.FHA/VA 5.Private 8.								
			3.Assumed 6.Cash 9.Unknown								
			Validity								
WISCASSET			1.Valid 4.Split 7.Renovate								
			2.Related 5.Partial 8.Other								
			3.Distress 6.Exempt 9.Foreclose								
			Verified								
			1.Buyer 4.Agent 7.Family								
			2.Seller 5.Pub Rec 8.Other								
			3.Lender 6.MLS 9.								

WISCASSET

Map Lot U09-008-002

Account 1576

Location HAGGETT 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		
Date Inspected 11/30/2006						1.Owner	4.Agent	7.
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.
						Additions, Outbuildings & Improvements		
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	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 U09-008-003

Account 1577

Location 20 HAGGETT ROAD

Card 1 Of 1 9/25/2024

HAGGETT, CRAIG T
HAGGETT, GLEN S. & JODY L.
PO BOX 36
WISCASSET ME 04578

B1897P101 B4236P245

			Zone/Land Use			16 RESIDENTIAL			2014	34,800	50,400	0	85,200																																		
			Secondary Zone			2015	34,800	50,400	0	85,200																																					
						2016	34,800	50,400	0	85,200																																					
			Topography			1 Level			2017	34,800	50,400	0	85,200																																		
			1.Level 2.Rolling 3.Above St			4.Below St 5.Low 6.Swampy			7.Steep 8.Rough 9.			2018	34,800	50,400	0	85,200																															
												2019	34,800	50,400	0	85,200																															
												2020	34,800	50,400	0	85,200																															
			Utilities			9 NoWater/NoSewer			2021	34,800	50,400	0	85,200																																		
			1.Public 2.Water 3.Sewer			4.Dr Well 5.DUG/LAKE 6.Septic			7.Cesspool 8. 9.None			2022	34,800	50,400	0	85,200																															
												2023	43,500	63,000	0	106,500																															
			Street			1 Paved			2024	43,500	63,000	0	106,500																																		
			1.Paved 2.Semi Imp 3.Gravel			4.Proposed 5.Private 6.Pub Eas			7. 8. 9.NoStreet			Land Data																																			
												Front Foot			Type	Effective		Influence		Influence Codes																											
Inspection Witnessed By:			X			Date			Sale Data			TREE GROWTH PLAN 0 CONSERV EASE 0			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			20 21 28			Acreeage/Sites			Total Acreage 1.88														
																																				Frontage			Depth		Factor		Code				
																																				11.Regular Lot					%				1.Open Space		
																																				12.Delta Triangle					%				2.Neighborhood A		
																																				13.Nabla Triangle					%				3.Topography		
																																				14.Rear Land					%				4.Size/Shape		
																																				15.Front Foot					%				5.Access		
																																									%				6.Restriction		
																																									%				7.Corner/Locatio		
																																									%				8.View/Environ		
					%				9.Fract Share																																						
					%				Acres																																						
					%				30.Rear 20+																																						
					%				31.Waterfront Rea																																						
					%				32.Open Space																																						
					%				33.RestrictEsm																																						
					%				34.PASTURE 1																																						
					%				35.HORTICULTURAL-																																						
					%				36.Pasture 3																																						
					%				37.Softwood																																						
					%				38.Mixed Wood																																						
					%				39.Hardwood																																						
					%				40.Wasteland																																						
					%				41.CAMP SITE																																						
					%				42.Mobile Home Si																																						
					%				43.Condo Site																																						
					%				44.Site Improve																																						
					%				45.CAMP SITE																																						
					%				46.PAVING/00																																						

WISCASSET

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2006-CHANGED LAND FROM ALL BACK LAND TO 1 ACRE UNDEVELOPED AND .88 ACRES BACK LAND. NO WATER OR SEWER AS OF NOW.
2010-Divorce decree from Judith Haggett to Craig Haggett.

WISCASSET


WISCASSET

Map Lot U09-008-003

Account 1577

Location 20 HAGGETT ROAD

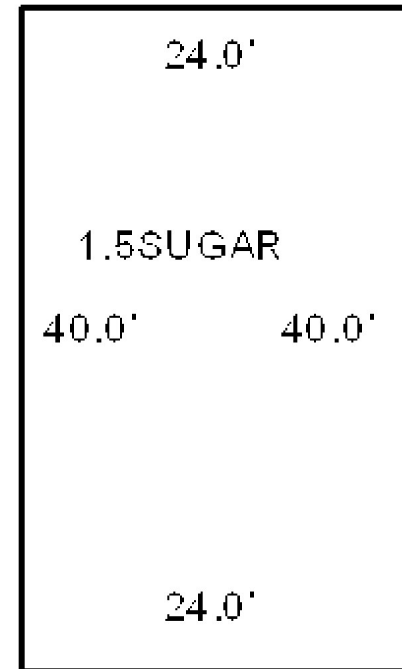
Card 1 Of 1 9/25/2024

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

Date Inspected 11/30/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
77 1.50 ST	2005	960	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 U09-008-004

Account 1578

Location 28 OLD BATH ROAD

Card 1 Of 1 9/25/2024

BLACKMAN, KRYSTAL E
NAVARETTE, ENRIQUE JR
28 OLD BATH RD
WISCASSET ME 04578
USA
B5607P99

Previous Owner
HAWS, DEREK MICHAEL
28 OLD BATH RD

WISCASSET ME 04578
Sale Date: 10/20/2020

Previous Owner
HAGGETT, GLEN S
HAGGETT, BELINDA S

WISCASSET ME 04578
Sale Date: 11/21/2018

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record									
Neighborhood 108 SOUTHWEST			Year	Land		Buildings		Exempt	Total			
			2011	34,000		159,200		10,000	183,200			
Tree Growth Year 0			2012	34,000		159,200		10,000	183,200			
FARM LAND YEAR 0			2013	34,000		159,200		10,000	183,200			
OPEN SPACE YEAR 0			2014	34,000		159,200		10,000	183,200			
Zone/Land Use 16 RESIDENTIAL			2015	34,000		159,200		10,000	183,200			
			2016	34,000		159,200		15,000	178,200			
Secondary Zone			2017	34,000		159,200		20,000	173,200			
Topography 1 Level			2018	34,000		159,200		20,000	173,200			
1.Level	4.Below St	7.Steep	2019	34,000		159,200		0	193,200			
2.Rolling	5.Low	8.Rough	2020	34,000		159,200		25,000	168,200			
3.Above St	6.Swampy	9.	2021	34,000		159,200		0	193,200			
Utilities 3 Public Sewer			2022	34,000		159,200		0	193,200			
1.Public	4.Dr Well	7.Cesspool	2023	42,500		199,000		0	241,500			
2.Water	5.DUG/LAKE	8.	2024	42,500		199,000		0	241,500			
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			11.Regular Lot				%		1.Open Space	
TREE GROWTH PLAN 0					12.Delta Triangle				%		2.Neighborhood A	
CONSERV EASE 0					13.Nabla Triangle				%		3.Topography	
Sale Data					14.Rear Land				%		4.Size/Shape	
					15.Front Foot				%		5.Access	
Sale Date 10/20/2020			Square Foot			Square Feet				6.Restriction		
Price 315,000								%		7.Corner/Locatio		
Sale Type 2 Land & Buildings								%		8.View/Environ		
1.Land						4.Mobile	7.			%		9.Fract Share
2.L & B						5.Other	8.			%		Acres
3.Building						6.	9.			%		30.Rear 20+
Financing 9 Unknown										%		31.Waterfront Rea
1.Convert	4.Seller	7.	16.Regular Lot				%		32.Open Space			
2.FHA/VA	5.Private	8.	17.Secondary Site				%		33.RestrictEsm			
3.Assumed	6.Cash	9.Unknown	18.Secondary Site				%		34.PASTURE 1			
Validity 1 Arms Length Sale			19.Condominium				%		35.HORTICULTURAL-			
1.Valid	4.Split	7.Renovate	20.Base Homesite				%		36.Pasture 3			
2.Related	5.Partial	8.Other	Fract. Acre		Acreage/Sites				37.Softwood			
3.Distress	6.Exempt	9.Foreclose			21.HS Size Adj	20	1.00	100	%	0	38.Mixed Wood	
Verified 5 Public Record			Acres		22.Base Waterfron	21	1.00	100	%	0	39.Hardwood	
					23.Deep WF Size A	28	0.48	100	%	0	40.Wasteland	
1.Buyer			4.Agent	7.Family				%		41.CAMP SITE		
2.Seller	5.Pub Rec	8.Other	24.Base Waterfron					%		42.Mobile Home Si		
3.Lender	6.MLS	9.	25.Shallow WF Siz					%		43.Condo Site		
			26.Base Water Inf					%		44.Site Improve		
			27.Influence W Si					%		45.CAMP SITE		
			28.Rear Land 1-10					%				
			29.Rear Land 11-2					%				
								%				
								%				
								%				
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WISCASSET

Map Lot U09-008-004

Account 1578

Location 28 OLD BATH ROAD

Card 1

Of 1

9/25/2024

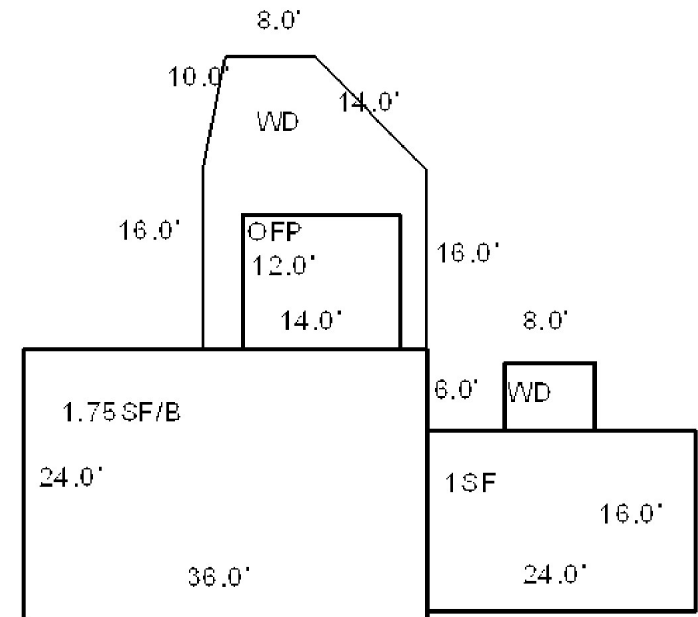
Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 9 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 864
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1985	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/30/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	1996	384	4 95	4	0 %	100 %	
68 Wood Deck	0	292	3 100	3	0 %	100 %	
23 Frame Garage	0	768	3 100	4	0 %	100 %	
23 Frame Garage	0	308	3 100	4	0 %	100 %	
24 Frame Shed	0	120	3 100	4	0 %	100 %	
24 Frame Shed	0	308	3 100	4	0 %	100 %	
21 Open Frame	0	168	0 0	0	0 %	100 %	
					%	%	
					%	%	
					%	%	

GARAGE 24X32 SHED 14X22




WISCASSET

Map Lot U09-008A

Account 2735

Location 165 BATH ROAD

Card 1 Of 1 9/25/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical	2SF/GARAGE 20X40
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.	
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.	
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.	
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None	
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.	
Other Units 1	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 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) 891	
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average	
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G	
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc	
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same	
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%	SHED 8X12
Year Built 1970	# Half Baths 1	Funct. % Good 50%	
Year Remodeled 2004	# Addn Fixtures 0	Functional Code 3 Deferred	
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 3 Tenant	
		1.Owner 4.Agent 7.	
		2.Relative 5.Estimate 8.	
		3.Tenant 6.Other 9.	

Date Inspected 8/31/2001

Additions, Outbuildings & Improvements								Sound Value
Type	Year	Units	Grade	Cond	Phys.	Funct.		
43 2S Frame Garage	1990	800	3 100	3	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	1990	96	3 100	4	0 %	100 %		2.TWO STORY FRAM
287 OFFICE	2004	1132	3 100	4	0 %	100 %		3.THREE STORY FR
344 PAVING.....	2004	13200	3 100	4	0 %	50 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Property Data			Assessment Record							
Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2011	52,100	138,100	16,000	174,200			
FARM LAND YEAR 0			2012	52,100	138,100	16,000	174,200			
OPEN SPACE YEAR 0			2013	52,100	138,100	16,000	174,200			
Zone/Land Use 19 COMMERCIAL			2014	52,100	138,100	16,000	174,200			
Secondary Zone			2015	52,100	138,100	16,000	174,200			
			2016	52,100	138,100	21,000	169,200			
Topography 2 Rolling			2017	52,100	138,100	26,000	164,200			
1.Level	4.Below St	7.Steep	2018	52,100	138,100	26,000	164,200			
2.Rolling	5.Low	8.Rough	2019	52,100	138,100	26,000	164,200			
3.Above St	6.Swampy	9.	2020	52,100	138,100	31,000	159,200			
Utilities 1 All Public			2021	52,100	138,100	31,000	159,200			
1.Public	4.Dr Well	7.Cesspool	2022	52,100	138,100	29,760	160,440			
2.Water	5.DUG/LAKE	8.	2023	65,200	172,600	31,000	206,800			
3.Sewer	6.Septic	9.None	2024	65,200	172,600	31,000	206,800			
Street 1 Paved			Land Data							
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes	
2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code		
3.Gravel	6.Pub Eas	9.NoStreet					%			
TREE GROWTH PLAN 0					11.Regular Lot					1.Open Space
CONSERV EASE 0					12.Delta Triangle					2.Neighborhood A
Sale Data					13.Nabla Triangle					3.Topography
Sale Date					14.Rear Land					4.Size/Shape
Price			15.Front Foot				5.Access			
Sale Type			Square Foot	Square Feet					Acres	
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			%		30.Rear 20+			
Validity			Fract. Acre	Acres	Acreege/Sites				31.Waterfront Rea	
1.Valid	4.Split	7.Renovate			20	1.00	100	%	0	32.Open Space
2.Related	5.Partial	8.Other			21	1.00	100	%	0	33.RestrictEsm
3.Distress	6.Exempt	9.Foreclose			28	1.07	100	%	0	34.PASTURE 1
Verified			24.Base Waterfron			%		35.HORTICULTURAL-		
1.Buyer	4.Agent	7.Family	25.Shallow WF Siz			%		36.Pasture 3		
2.Seller	5.Pub Rec	8.Other	26.Base Water Inf			%		37.Softwood		
3.Lender	6.MLS	9.	27.Influence W Si			%		38.Mixed Wood		
			28.Rear Land 1-10	Total Acreage 2.07				39.Hardwood		
			29.Rear Land 11-2					40.Wasteland		
								41.CAMP SITE		
								42.Mobile Home Si		
								43.Condo Site		
								44.Site Improveme		
								45.CAMP SITE		
								46.PAVING/00		

WISCASSET

Map Lot U09-009


Account 1579

Location 12 OLD BATH ROAD

Card 1

Of 1

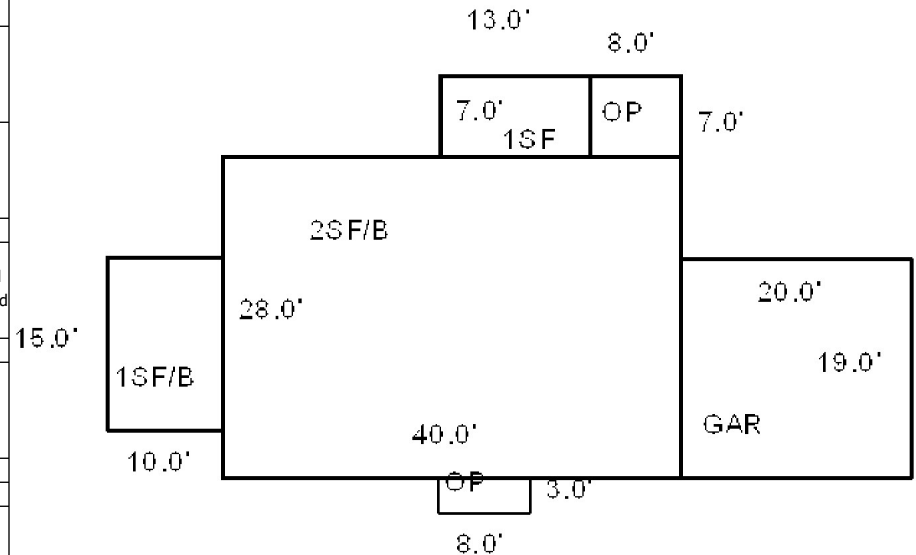
9/25/2024

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% 4 Steam	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 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1120
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 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 1935	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 2	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 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 2/17/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	91	0 0	0	0 %	0 %		1.ONE STORY FRAM
11 1	0	150	0 0	0	0 %	0 %		2.TWO STORY FRAM
21 Open Frame	0	56	0 0	0	0 %	0 %		3.THREE STORY FR
21 Open Frame	0	24	0 0	0	0 %	0 %		4.1 & 1/2 STORY
23 Frame Garage	0	380	0 0	0	0 %	0 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot		U09-010		Account	1580	Location	40 OLD BATH ROAD		Card	1	Of	1	9/25/2024	
HAGGETT, CODY A HAGGETT, CHELSEA WISCASSET ME 04578 B4667P169 B4871P200 B4885P64						Property Data			Assessment Record					
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total	
						Tree Growth Year 0			2011	31,400	0	0	31,400	
						FARM LAND YEAR 0			2012	31,400	0	0	31,400	
						OPEN SPACE YEAR 0			2013	31,400	0	0	31,400	
Previous Owner HAGGETT, GLEN S. 28 OLD BATH ROAD WISCASSET ME 04578 Sale Date: 3/26/2015						Zone/Land Use 16 RESIDENTIAL			2014	31,400	50,700	0	82,100	
						Secondary Zone			2015	31,400	88,100	0	119,500	
									2016	31,400	98,200	0	129,600	
						Topography 2 Rolling			2017	31,400	110,700	0	142,100	
									2018	31,400	119,100	0	150,500	
Previous Owner HAGGETT, CRAIG T. (TRUSTEE) BARBARA T. HAGGETT REVOC. TRUST WISCASSET ME 04578 Sale Date: 5/25/2013						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2019	31,400	119,100	0	150,500	
						Utilities 1 All Public			2020	31,400	121,500	0	152,900	
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	31,400	121,700	0	153,100	
						Street 1 Paved			2022	31,400	121,700	0	153,100	
									2023	39,200	152,000	0	191,200	
WISCASSET ME 04578 Sale Date: 3/30/2005						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2024	39,200	152,000	0	191,200	
						Land Data								
						Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00	
									Frontage	Depth	Factor	Code		
Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Square Feet											
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2			Acreage/Sites											
			20	1.00	100	%	0							
			21	0.46	100	%	0							
						%								
						%								
Total Acreage		0.46												

WISCASSET

Map Lot U09-010


Account 1580

Location 40 OLD BATH ROAD

Card 1

Of 1

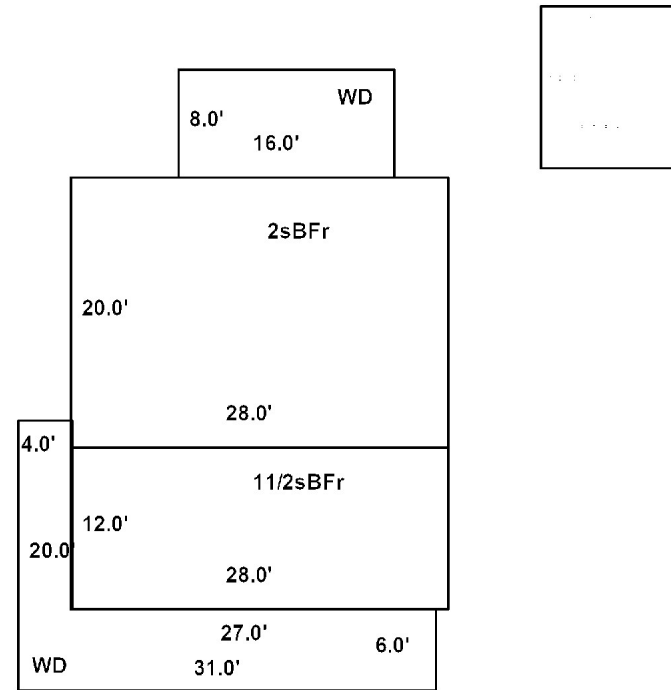
9/25/2024

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% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 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) 560
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 2013	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/30/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
14 1.5 Story/BSMT	2013	336	4 95	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	2015	242	3 100	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	2015	128	3 100	4	0 %	100 %		3.THREE STORY FR
69 Jacuzzi #	2015	1	3 100	4	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	2019				%	%	400	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



HAGGETT, BELINDA WISCASSET ME 04578			Property Data			Assessment Record					
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2011	0	22,300	0	22,300	
			FARM LAND YEAR 0			2012	0	22,300	0	22,300	
			OPEN SPACE YEAR 0			2013	0	0	0	0	
			Zone/Land Use 16 RESIDENTIAL			2014	0	0	0	0	
			Secondary Zone			2015	0	0	0	0	
						2016	0	0	0	0	
			Topography 1 Level			2017	0	0	0	0	
			1.Level 4.Below St 7.Steep	2018	0	0	0	0			
			2.Rolling 5.Low 8.Rough	2019	0	0	0	0			
			3.Above St 6.Swampy 9.	2020	0	0	0	0			
			Utilities 1 All Public	2021	0	0	0	0			
			1.Public 4.Dr Well 7.Cesspool	2022	0	0	0	0			
			2.Water 5.DUG/LAKE 8.	2023	0	0	0	0			
			3.Sewer 6.Septic 9.None	2024	0	0	0	0			
			Street 1 Paved			Land Data					
Inspection Witnessed By: <											


WISCASSET

Map Lot U09-010-001

Account 1581

Location 40 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.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good
Basement		Economic Code
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars		Entrance Code 3 Information Only
Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 3 Tenant
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/17/2007

SHED 7X10

14.0'	66.0'
4.0'	WD
8.0'	

Additions, Outbuildings & Improvements

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

Map Lot U09-011			Account 1582			Location 44 OLD BATH ROAD			Card 1 Of 1			9/25/2024			
HAGGETT, CODY A HAGGETT, CHELSEA WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	15,800	2,000	0	17,800		
						FARM LAND YEAR 0			2012	15,800	2,000	0	17,800		
						OPEN SPACE YEAR 0			2013	15,800	2,000	0	17,800		
B3517P246 B5435P114						Zone/Land Use 16 RESIDENTIAL			2014	15,800	2,000	0	17,800		
Previous Owner HAGGETT, GLEN S. J/T HAGGETT, BELINDA S.						Secondary Zone			2015	15,800	2,000	0	17,800		
									2016	15,800	2,000	0	17,800		
WISCASSET ME 04578 Sale Date: 3/26/2015						Topography 1 Level			2017	15,800	2,000	0	17,800		
Previous Owner NYNEX PROPERTY TAX DEPARTMENT PO BOX 152206 IRVING TX 75015 2206 Sale Date: 7/07/2005						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	15,800	2,000	0	17,800		
									2019	15,800	2,000	0	17,800		
						Utilities 1 All Public			2020	15,800	2,000	0	17,800		
									2021	15,800	2,000	0	17,800		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2022	15,800	2,000	0	17,800		
									2023	19,700	2,600	0	22,300		
Inspection Witnessed By:						Street 1 Paved			2024	19,700	2,600	0	22,300		
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet									
X						TREE GROWTH PLAN 0			Land Data						
						CONSERV EASE 0									
						Sale Data			Front Foot						
						Sale Date 3/26/2015									
						Price									
Date						Sale Type 2 Land & Buildings			Square Foot						
No./Date			Description			Date Insp.									
						1.Land 4.Mobile 7.			Fract. Acre						
						2.L & B 5.Other 8.									
						3.Building 6. 9.									
Notes: 2006-PREVIOUS OWNER: VERIZON NEW ENGLAND, INC. (NYNEX) BK524 PG307 01/16/07-ABATEMENT GIVEN PUTTING LAND AT UNDEVELOPED, INSTEAD OF DEVELOPED. 2/28/08-abatement issued for homesite reduced to 50% function as not buildable but town sewer is accessible.						Financing 9 Unknown			Acres						
						1.Convent 4.Seller 7.									
						2.FHA/VA 5.Private 8.									
												3.Assumed 6.Cash 9.Unknown			
												Validity 2 Related Parties			Total Acreage 0.25
						1.Valid 4.Split 7.Renovate									
						2.Related 5.Partial 8.Other									
						3.Distress 6.Exempt 9.Foreclose									
WISCASSET						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 U09-011

Account 1582

Location 44 OLD BATH ROAD

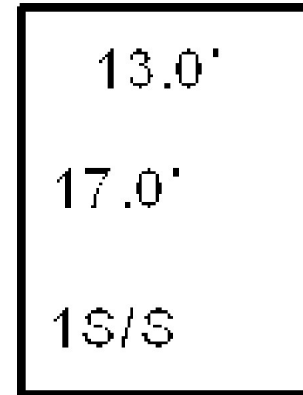
Card 1 Of 1 9/25/2024

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.			2.Heavy	5.Unknown	8.
Exterior Walls			3.H Pump 6.			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.			1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6.			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.			Condition		
3.Metal	6.Other	9.	3.Old Type 6.			1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.				3.Defmaint	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.
Bsmt Gar # Cars						Entrance Code 5 Estimated		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code 5 Estimate		
						1.Owner	4.Agent	7.
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.

Date Inspected 11/30/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
34 Masonry Shed	1960	306	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



CONCRETE BLOCK SHED



Map Lot U09-012			Account 1583			Location 54 OLD BATH ROAD			Card 1 Of 1		9/25/2024										
SPENCER, TEENA S 54 OLD BATH ROAD WISCASSET ME 04578			Property Data			Assessment Record															
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total											
			Tree Growth Year 0			2011	31,500	43,100	0	74,600											
			FARM LAND YEAR 0			2012	31,500	43,100	0	74,600											
			OPEN SPACE YEAR 0			2013	31,500	43,100	0	74,600											
B5833P238			Zone/Land Use 16 RESIDENTIAL			2014	31,500	43,100	0	74,600											
Previous Owner PINKHAM, DEBORAH A 54 OLD BATH ROAD WISCASSET ME 04578 Sale Date: 3/31/2021			Secondary Zone			2015	31,500	43,100	0	74,600											
			Topography 3 Above Street			2016	31,500	43,100	0	74,600											
			1.Level 4.Below St 7.Steep			2017	31,500	43,100	0	74,600											
			2.Rolling 5.Low 8.Rough			2018	31,500	43,100	0	74,600											
			3.Above St 6.Swampy 9.			2019	31,500	43,100	0	74,600											
Previous Owner PINE TREE REAL ESTATE, LLC P.O. BOX 208 WALDOBORO ME 04572 Sale Date: 1/05/2021			Utilities 3 Public Sewer			2020	31,500	43,100	0	74,600											
			1.Public 4.Dr Well 7.Cesspool			2021	31,500	43,100	0	74,600											
			2.Water 5.DUG/LAKE 8.			2022	31,500	51,300	0	82,800											
			3.Sewer 6.Septic 9.None			2023	39,400	64,100	0	103,500											
			Street 1 Paved			2024	39,400	64,100	0	103,500											
WISCASSET ME 04578 Sale Date: 6/21/2004			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			Square Foot							1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share 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								
			CONSERV EASE 0																		
Sale Data																					
Sale Date 1/05/2021																					
Price 225,000																					
Inspection Witnessed By:			Sale Type 2 Land & Buildings			Fract. Acre			Acreage/Sites												
			1.Land 4.Mobile 7.										20	1.00		100		%		0	
			2.L & B 5.Other 8.																		
			3.Building 6. 9.																		
			Financing 9 Unknown																		
1.Convent 4.Seller 7.																					
Notes: 7/18/22 NAH GAR & WD REPLACED 3/1/02 ABATEMENT GIVEN AS SHE WAS TAXED FOR A M/H AND SHOULD HAVE BEEN A 24 X 44 DOUBLE WIDE (DELETED HOUSE) 2002-PREVIOUS BK0654 PG0487 PUT PROPERTY IN CHILDREN NAMES AS WELL AS J/T CHILDREN: SYLVIA E. JONES 187 LOWELLTOWN ROAD WISCASSET, ME 04578 DEANNA H. MANSIR 155 DICKENSON ROAD WISCASSET, ME 04578 WISCASSET BERNARDINE A. JAMES 127 FOWLES HILL ROAD WISCASSET, ME 04578			2.FHA/VA 5.Private 8.			21		0.50		100		%		0							
			3.Assumed 6.Cash 9.Unknown																		
			Validity 1 Arms Length Sale																		
			1.Valid 4.Split 7.Renovate																		
			2.Related 5.Partial 8.Other																		
X			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.																		
No./Date			Description			Date Insp.															




WISCASSET

Map Lot U09-012

Account 1583

Location 54 OLD BATH ROAD

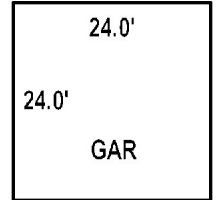
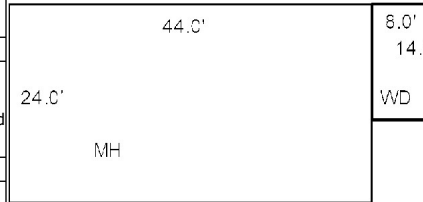
Card 1 Of 1 9/25/2024

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 5	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 7 Electric	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 2 Fair 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1056
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1985	# 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 5 Estimated
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 11/30/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	2020	112	3 100	4	0 %	100 %		1.ONE STORY FRAM
23 Frame Garage	2021	576	2 100	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 U09-012-A

Account 1584

Location 48 OLD BATH ROAD

Card 1 Of 1 9/25/2024

PINKHAM, LOUANN L
48 OLD BATH ROAD
WISCASSET ME 04578

B1719P135

Property Data

Neighborhood **108 SOUTHWEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **16 RESIDENTIAL**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below St 7.Steep

2.Rolling 5.Low 8.Rough

3.Above St 6.Swampy 9.

Utilities **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 30,900 88,200 10,000 109,100

2012 30,900 88,200 10,000 109,100

2013 30,900 88,200 10,000 109,100

2014 30,900 88,200 10,000 109,100

2015 30,900 88,200 10,000 109,100

2016 30,900 88,200 15,000 104,100

2017 30,900 88,200 20,000 99,100

2018 30,900 88,200 20,000 99,100

2019 30,900 88,200 20,000 99,100

2020 30,900 88,200 25,000 94,100

2021 30,900 88,200 25,000 94,100

2022 30,900 90,200 24,000 97,100

2023 38,600 112,700 25,000 126,300

2024 38,600 112,700 25,000 126,300

Land Data

Front Foot

Type

Effective

Frontage

Depth

Influence

Factor

Code

Influence Codes

11.Regular Lot

12.Delta Triangle

13.Nabla Triangle

14.Rear Land

15.Front Foot

Square Foot

Square Feet

16.Regular Lot

17.Secondary Site

18.Secondary Site

19.Condominium

20.Base Homesite

Fract. Acre

Acreage/Sites

21.HS Size Adj

22.Base Waterfron

23.Deep WF Size A

Acres

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

0.30

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

'23 Remove Michael(Deceased).

7/18/22 W/SON AT DOOR, ADD WD

WISCASSET

WISCASSET

Map Lot U09-012-A

Account 1584

Location 48 OLD BATH ROAD

Card 1

Of 1

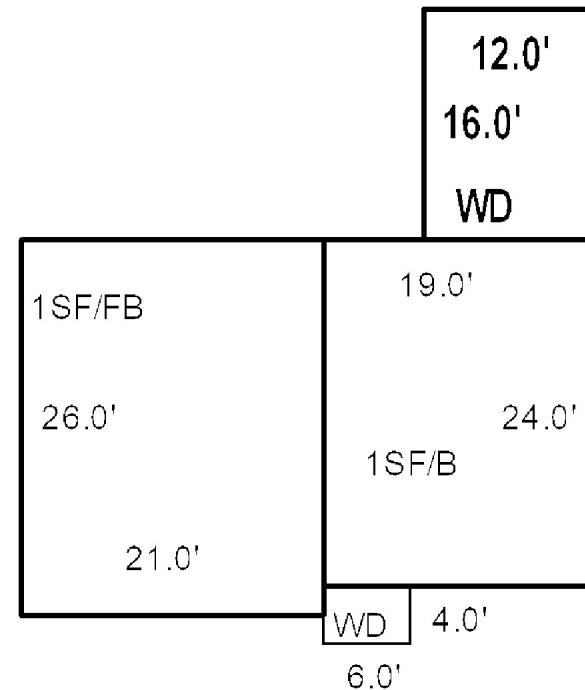
9/25/2024

Building Style 6 Split Level	SF Bsmt Living 546	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 9 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 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 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) 546
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1991	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/30/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	0	456	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	0	24	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	2021	192	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



Property Data			Assessment Record						
Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
			2011	31,400	41,100	10,000	62,500		
Tree Growth Year 0			2012	31,400	41,100	10,000	62,500		
FARM LAND YEAR 0			2013	31,400	41,100	10,000	62,500		
OPEN SPACE YEAR 0			2014	31,400	41,100	10,000	62,500		
Zone/Land Use 16 RESIDENTIAL			2015	31,400	41,100	10,000	62,500		
Secondary Zone			2016	31,400	41,100	15,000	57,500		
			2017	31,400	41,100	20,000	52,500		
Topography 3 Above Street			2018	31,400	41,100	20,000	52,500		
1.Level	4.Below St	7.Steep	2019	31,400	41,100	20,000	52,500		
2.Rolling	5.Low	8.Rough	2020	31,400	41,100	25,000	47,500		
3.Above St	6.Swampy	9.	2021	31,400	41,100	25,000	47,500		
Utilities 3 Public Sewer			2022	31,400	41,100	24,000	48,500		
1.Public	4.Dr Well	7.Cesspool	2023	39,200	51,400	25,000	65,600		
2.Water	5.DUG/LAKE	8.	2024	39,200	51,400	25,000	65,600		
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.		11.Regular Lot			%		1.Open Space
3.Gravel	6.Pub Eas	9.NoStreet		12.Delta Triangle			%		2.Neighborhood A
Sale Data				13.Nabla Triangle			%		3.Topography
				14.Rear Land			%		4.Size/Shape
Sale Date				15.Front Foot			%		5.Access
Price				Square Foot			%		6.Restriction
Sale Type						%		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			16.Regular Lot				%		30.Rear 20+
1.Convent	4.Seller	7.	17.Secondary Site				%		31.Waterfront Rea
2.FHA/VA	5.Private	8.	18.Secondary Site				%		32.Open Space
3.Assumed	6.Cash	9.Unknown	19.Condominium				%		33.RestrictEsm
Validity			20.Base Homesite				%		34.PASTURE 1
Verified			Fract. Acre		Acreage/Sites				
			21.HS Size Adj		20	1.00			100
1.Valid	4.Split	7.Renovate	22.Base Waterfron	21	0.45	100	%	0	35.HORTICULTURAL-
2.Related	5.Partial	8.Other	23.Deep WF Size A				%		36.Pasture 3
3.Distress	6.Exempt	9.Foreclose	Acres				%		37.Softwood
Verified			24.Base Waterfron				%		38.Mixed Wood
			25.Shallow WF Siz				%		39.Hardwood
1.Buyer	4.Agent	7.Family	26.Base Water Inf				%		40.Wasteland
2.Seller	5.Pub Rec	8.Other	27.Influence W Si				%		41.CAMP SITE
3.Lender	6.MLS	9.	28.Rear Land 1-10	Total Acreage 0.45					42.Mobile Home Si
			29.Rear Land 11-2						43.Condo Site
									44.Site Improveme
									45.CAMP SITE
									46.PAVING/00

WISCASSET

Map Lot U09-013

Account 1585

Location 60 OLD BATH ROAD

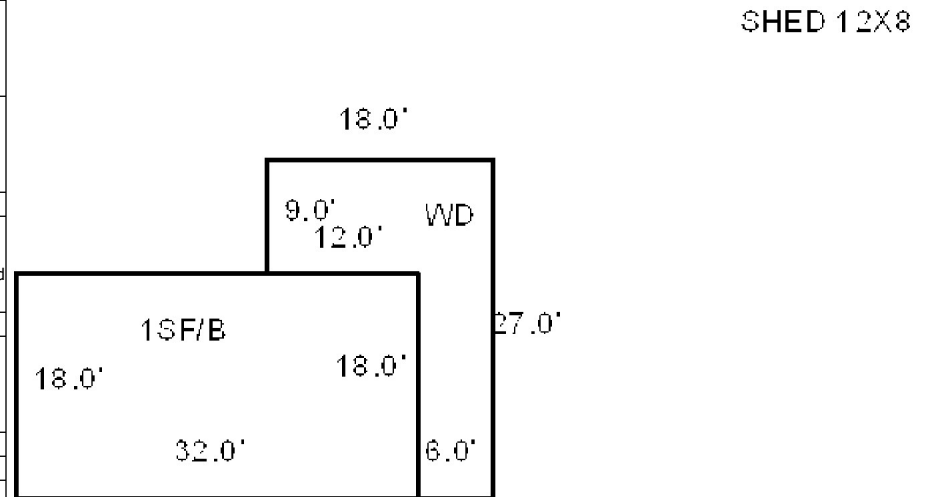
Card 1 Of 1 9/25/2024

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%	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	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	7 NOVELTY		3.H Pump	6.	9.None	3.Capped	6.	9.None	
1.CLAP	5.T-111	9.OTHER	Kitchen Style	2 TYPICAL		Unfinished %	0%		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor	3 Average 95%		
3.COMP	7.NO	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad	
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad	
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 TYPICAL		3.C Grade	6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)	576		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition	4 Average		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G	
SF Masonry Trim	0		# Rooms	3		2.Fair	5.Avg+	8.Exc	
OPEN-3-CUSTOM	0		# Bedrooms	1		3.Avg-	6.Good	9.Same	
OPEN-4-CUSTOM	0		# Full Baths	1		Phys. % Good	0%		
Year Built	1959		# 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	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		

Date Inspected 11/30/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	1976	204	0 0	0	0 %	0 %		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



[illegible]


WISCASSET

Map Lot U09-014

Account 1586

Location 25 OLD 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 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 9 None	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 3 Sheet Metal	Bath(s) Style 1 GOOD	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 775
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 1940	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2006	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/02/2010

Additions, Outbuildings & Improvements

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



Map Lot U09-014-A			Account 2527	Location 35 OLD BATH ROAD			Card 1	Of 1	9/25/2024		
SOULE, MARGUERITE R SOULE, BLAINE M 35 BATH ROAD WISCASSET ME 04578 B5999P303 B6024P3				Property Data			Assessment Record				
				Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total
				Tree Growth Year 0			2011	96,500	0	0	96,500
				FARM LAND YEAR 0			2012	96,500	0	0	96,500
				OPEN SPACE YEAR 0			2013	96,500	0	0	96,500
Previous Owner WENLOCK EDGE, LLC 1587 CORET La CANADA				Zone/Land Use 21 RURAL			2014	96,500	0	0	96,500
				Secondary Zone			2015	96,500	0	0	96,500
							2016	96,500	0	0	96,500
				Topography 2 Rolling			2017	96,500	0	0	96,500
SANTA FE NM 87501 Sale Date: 9/05/2022 Previous Owner MCCAFFREY, MARIA VICTORIA STRONG, MARGUERITE R. & RAFTER, ANNIE C/O SEAN RAFTER WISCASSET ME 04578 Sale Date: 9/15/2008				1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	96,500	0	0	96,500
				Utilities 4 Drilled Well 6 Septic System			2019	96,500	0	0	96,500
				1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	96,500	0	0	96,500
				Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2021	96,500	0	0	96,500
							2022	96,500	0	0	96,500
				TREE GROWTH PLAN 0 CONSERV EASE 0			2023	83,800	0	0	83,800
							2024	83,800	144,400	0	228,200
							Land Data				
				Inspection Witnessed By: <							


WISCASSET

Map Lot U09-014-A

Account 2527

Location 35 OLD 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 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) 1456		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition 4 Average		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim 0			# Rooms 0			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM 0			# Bedrooms 0			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM 0			# Full Baths 2			Phys. % Good 0%		
Year Built 2023			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 1			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								1.ONE STORY FRAM
Additions, Outbuildings & Improvements								2.TWO STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	3.THREE STORY FR
21 Open Frame	2023	224	3 100	4	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	2023	384	2 100	4	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot U09-015

Account 1587

Location 17 OLD BATH ROAD

Card 1 Of 1 9/25/2024

HOLBROOK, DOROTHY M
WISCASSET ME 04578

B2075P26 B3808P200

Property Data

Neighborhood **108 SOUTHWEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **16 RESIDENTIAL**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below St 7.Steep

2.Rolling 5.Low 8.Rough

3.Above St 6.Swampy 9.

Utilities **1 All Public**

1.Public 4.Dr Well 7.Cesspool

2.Water 5.DUG/LAKE 8.

3.Sewer 6.Septic 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.

2.Semi Imp 5.Private 8.

3.Gravel 6.Pub Eas 9.NoStreet

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date

Price

Sale Type

1.Land 4.Mobile 7.

2.L & B 5.Other 8.

3.Building 6. 9.

Financing

1.Convent 4.Seller 7.

2.FHA/VA 5.Private 8.

3.Assumed 6.Cash 9.Unknown

Validity

1.Valid 4.Split 7.Renovate

2.Related 5.Partial 8.Other

3.Distress 6.Exempt 9.Foreclose

Verified

1.Buyer 4.Agent 7.Family

2.Seller 5.Pub Rec 8.Other

3.Lender 6.MLS 9.

Assessment Record

Year

Land

Buildings

Exempt

Total

2011 37,500 266,000 10,000 293,500

2012 37,500 266,000 10,000 293,500

2013 37,500 266,000 10,000 293,500

2014 37,500 266,000 10,000 293,500

2015 37,500 266,000 10,000 293,500

2016 37,500 266,000 15,000 288,500

2017 37,500 266,000 20,000 283,500

2018 37,500 266,000 20,000 283,500

2019 37,500 266,000 20,000 283,500

2020 37,500 266,000 25,000 278,500

2021 37,500 266,000 25,000 278,500

2022 37,500 266,000 24,000 279,500

2023 46,900 332,500 25,000 354,400

2024 46,900 332,500 25,000 354,400

Land Data

Front Foot

Type

Effective

Frontage

Depth

Influence

Factor

Code

Influence Codes

11.Regular Lot

12.Delta Triangle

13.Nabla Triangle

14.Rear Land

15.Front Foot

Square Foot

Square Feet

16.Regular Lot

17.Secondary Site

18.Secondary Site

19.Condominium

20.Base Homesite

Fract. Acre

Acreage/Sites

21.HS Size Adj

22.Base Waterfron

23.Deep WF Size A

Acres

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

3.25

1.Open Space

2.Neighborhood A

3.Topography

4.Size/Shape

5.Access

6.Restriction

7.Corner/Locatio

8.View/Environ

9.Fract Share

Acres

30.Rear 20+

31.Waterfront Rea

32.Open Space

33.RestrictEsm

34.PASTURE 1

35.HORTICULTURAL-

36.Pasture 3

37.Softwood

38.Mixed Wood

39.Hardwood

40.Wasteland

41.CAMP SITE

42.Mobile Home Si

43.Condo Site

44.Site Improve

45.CAMP SITE

46.PAVING/00

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

2005-ALTERATIONS TO EXISTING KITCHEN.

2007-Combined balance of lot 16A after split with this lot and added 1.53 acres for a total of 3.25 acres.

8-12-08: Bath remodel complete

WISCASSET

WISCASSET

Map Lot U09-015

Account 1587

Location 17 OLD BATH ROAD

Card 1

Of 1

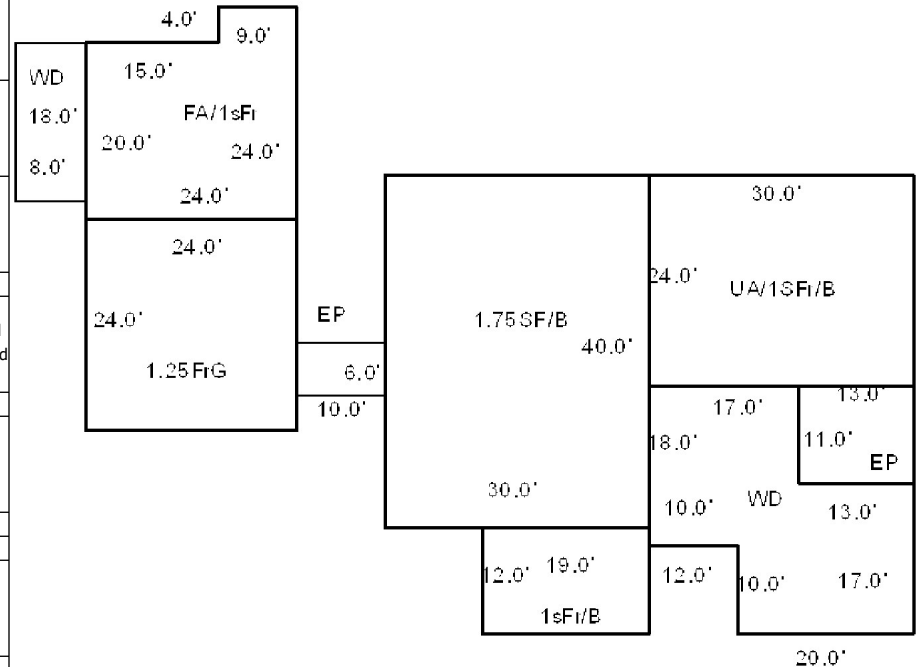
9/25/2024

Building Style 4 Cape Cod	SF Bsmt Living 720	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 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 1 GOOD	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1200
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 258	# Rooms 10	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 5	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 3	Phys. % Good 0%
Year Built 1939	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2004	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# 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
22 Encl Frame Porch	0	143	0 0	0	0 %	100 %	
38 UA/Fr/B	1998	720	0 0	0	0 %	100 %	
11 1	0	228	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	60	3 100	4	0 %	100 %	
8 FA/1FR	1998	516	3 100	4	0 %	100 %	
68 Wood Deck	1998	586	3 100	4	0 %	100 %	
76 1.25 ST	0	576	3 100	4	0 %	100 %	
68 Wood Deck	0	144	0 0	0	0 %	100 %	
					%	%	
					%	%	



Map Lot U09-016

Account 1588

Location 139 BATH ROAD

Card 1 Of 1 9/25/2024

HOLBROOK, DOROTHY M(LIFE EST)
WENTWORTH, CHRISTOPHER A
C/O CHRISTOPHER WENTWORTH
ENOSBURG FALL VT 05450

B2075P24 B4704P195

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

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

WISCASSET

Property Data			Assessment Record						
Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
			2011	32,500	0	0	32,500		
			2012	32,500	0	0	32,500		
Tree Growth Year 0			2013	32,500	0	0	32,500		
FARM LAND YEAR 0			2014	32,500	0	0	32,500		
OPEN SPACE YEAR 0			2015	32,500	0	0	32,500		
Zone/Land Use 16 RESIDENTIAL			2016	32,500	0	0	32,500		
Secondary Zone			2017	32,500	0	0	32,500		
			2018	32,500	0	0	32,500		
Topography 2 Rolling			2019	32,500	0	0	32,500		
1.Level	4.Below St	7.Steep	2020	32,500	0	0	32,500		
2.Rolling	5.Low	8.Rough	2021	32,500	0	0	32,500		
3.Above St	6.Swampy	9.	2022	32,500	0	0	32,500		
Utilities 9 NoWater/NoSewer			2023	40,600	0	0	40,600		
1.Public	4.Dr Well	7.Cesspool	2024	40,600	0	0	40,600		
2.Water	5.DUG/LAKE	8.	Land Data						
3.Sewer	6.Septic	9.None							
Street 1 Paved			Front Foot	Type	Effective		Influence		Influence Codes
1.Paved	4.Proposed	7.			Frontage	Depth	Factor	Code	
2.Semi Imp	5.Private	8.				%		1.Open Space	
3.Gravel	6.Pub Eas	9.NoStreet				%		2.Neighborhood A	
TREE GROWTH PLAN 0						%		3.Topography	
CONSERV EASE 0						%		4.Size/Shape	
Sale Data						%		5.Access	
						%		6.Restriction	
Sale Date						%		7.Corner/Locatio	
Price						%		8.View/Environ	
Sale Type			Square Foot	Square Feet				9.Fract Share	
1.Land	4.Mobile	7.				%		Acres	
2.L & B	5.Other	8.				%			
3.Building	6.	9.				%		30.Rear 20+	
Financing						%		31.Waterfront Rea	
1.Convent	4.Seller	7.				%		32.Open Space	
2.FHA/VA	5.Private	8.				%		33.RestrictEsm	
3.Assumed	6.Cash	9.Unknown				%		34.PASTURE 1	
Validity				Fract. Acre	Acreage/Sites				35.HORTICULTURAL-
1.Valid	4.Split	7.Renovate			20	1.00	100	%	0
2.Related	5.Partial	8.Other	21		0.82	100	%	0	37.Softwood
3.Distress	6.Exempt	9.Foreclose					%		38.Mixed Wood
Verified							%		39.Hardwood
1.Buyer	4.Agent	7.Family					%		40.Wasteland
2.Seller	5.Pub Rec	8.Other					%		41.CAMP SITE
3.Lender	6.MLS	9.					%		42.Mobile Home Si
			Total Acreage 0.82					43.Condo Site	
								44.Site Improve	
								45.CAMP SITE	

WISCASSET

Map Lot U09-016

Account 1588

Location 139 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.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 5 Estimated		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.	3.Informed 6. 9.					
3.Wet	6.	9.	Information Code 5 Estimate					
Date Inspected 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

CORWIN, MATTHEW J/T
CORWIN, MURIELLE M
15 LANGDON ROAD
WISCASSET ME 04578

B3808P134

Previous Owner
HOLBROOK, DOROTHY M.
WENTWORTH, MARJORIE W.

WISCASSET ME 04578
Sale Date: 2/02/2007

Property Data

Neighborhood		200 U.S. RTE 1	
Tree Growth Year		0	
FARM LAND YEAR		0	
OPEN SPACE YEAR		0	
Zone/Land Use		19 COMMERCIAL	
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		2/02/2007	
Price		70,000	
Sale Type		2 Land & Buildings	
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing		9 Unknown	
1.Convert	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity		1 Arms Length Sale	
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified		5 Public Record	
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	65,600	8,700	0	74,300
2012	65,600	8,700	0	74,300
2013	65,600	8,700	0	74,300
2014	65,600	8,700	0	74,300
2015	65,600	8,700	0	74,300
2016	65,600	8,700	0	74,300
2017	65,600	8,700	0	74,300
2018	65,600	8,700	0	74,300
2019	65,600	8,700	0	74,300
2020	65,600	8,700	0	74,300
2021	65,600	8,700	0	74,300
2022	65,600	8,700	0	74,300
2023	69,300	10,900	0	80,200
2024	69,300	10,900	0	80,200

Land Data

Front Foot	Type	Effective		Influence		Influence Codes	
		Frontage	Depth	Factor	Code		
11.Regular Lot				%		1.Open Space	
12.Delta Triangle				%		2.Neighborhood A	
13.Nabla Triangle				%		3.Topography	
14.Rear Land				%		4.Size/Shape	
15.Front Foot				%		5.Access	
				%		6.Restriction	
				%		7.Corner/Locatio	
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	
Fract. Acre	Acreage/Sites					35.HORTICULTURAL-	
		21.HS Size Adj	47	1.00	30 %	3	36.Pasture 3
		22.Base Waterfron	48	1.00	100 %	0	37.Softwood
		23.Deep WF Size A	50	0.67	100 %	0	38.Mixed Wood
		Acres			%		39.Hardwood
		24.Base Waterfron			%		40.Wasteland
		25.Shallow WF Siz			%		41.CAMP SITE
		26.Base Water Inf			%		42.Mobile Home Si
27.Influence W Si			%		43.Condo Site		
28.Rear Land 1-10	Total Acreage	1.67			44.Site Improve		
29.Rear Land 11-2					45.CAMP SITE		

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

CHANGED TO COMMERCIAL ZONE BY TOWN VOTE LATE IN 2000. SO FAR NO COMMERCIAL USE BUT WHEN BUILDING IS USED COMMERCIALLY THE ZONING ON RECORD SHOULD ALSO BE COMMERCIAL.

2002-CHANGED TO COMMERCIAL ZONING, 1 ACRE DEVELOPED, 1 ACRE REAR LAND, 1.2 ACRES WASTELAND.

2005-CHANGED BACK TO RESIDENTIAL USE, NO COMMERCIAL BUSINESS ON PROPERTY SINCE 2002.

2007-Former Owner: Dorothy M Holdbrook & Marjorie W. Webb, AKA 2075 PG25. Sold 1.67 acres to Corwin and reserved 1.53 acres which was added to lot #15


WISCASSET

Map Lot U09-016-A

Account 1590

Location 3 OLD BATH ROAD

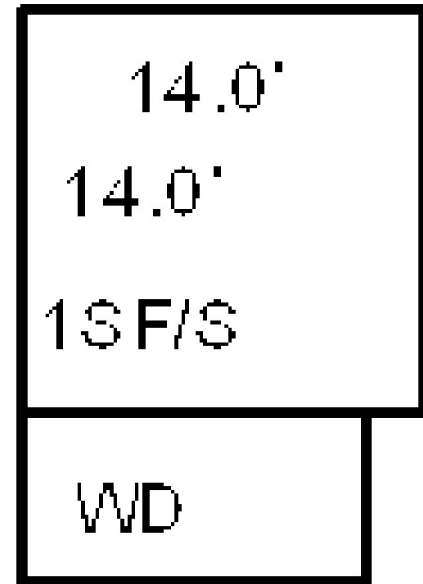
Card 1 Of 1 9/25/2024

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.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 3/14/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	1998	72	3 100	4	0 %	75 %		1.ONE STORY FRAM
1 ONE STORY	1998	196	3 100	4	0 %	75 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



WISCASSET

WISCASSET

Map Lot U09-017

Account 1591

Location FLOOD AVENUE/ROUTE #1

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.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 5 Estimated		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code 5 Estimate		
Date Inspected 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 U09-018

Account 1592

Location 23 FLOOD AVENUE

Card 1 Of 1 9/25/2024

MOON, JERRIANNE M J/T
WHITNEY, PHILIP E
23 FLOOD AVE
WISCASSET ME 04578

B2171P81 B3184P63
Previous Owner
BONYUN, PAUL L.
BONYUN, BRENDA J.

WESTPORT ME 04578
Sale Date: 10/24/2003

Property Data

Neighborhood 200 U.S. RTE 1

Tree Growth Year 0

FARM LAND YEAR 0

OPEN SPACE YEAR 0

Zone/Land Use 21 RURAL

Secondary Zone

Topography 1 Level

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

Utilities 1 All Public

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

Street 1 Paved

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

TREE GROWTH PLAN 0

CONSERV EASE 0

Sale Data

Sale Date 10/24/2003

Price 93,400

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 46,700 66,100 0 112,800

2012 46,700 66,100 0 112,800

2013 46,700 66,100 0 112,800

2014 46,700 66,100 0 112,800

2015 46,700 66,100 0 112,800

2016 46,700 66,100 0 112,800

2017 46,700 66,100 0 112,800

2018 46,700 66,100 0 112,800

2019 46,700 66,100 20,000 92,800

2020 46,700 66,100 25,000 87,800

2021 46,700 66,100 25,000 87,800

2022 46,700 66,100 24,000 88,800

2023 58,300 82,600 25,000 115,900

2024 58,300 82,600 25,000 115,900

Land Data

Front Foot

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

Type

Effective

Influence

Influence Codes

Square Foot

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

Square Feet

Fract. Acre

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

Acres

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

Acres

20 1.00 100 % 0

21 0.33 100 % 0

Total Acreage 0.33

Inspection Witnessed By:

X Date

No./Date Description Date Insp.

Notes:

2004-PREVIOUS OWNER: BRENDA & PAUL BONYUN BK2171 PG81

WISCASSET


WISCASSET

Map Lot U09-018

Account 1592

Location 23 FLOOD AVENUE

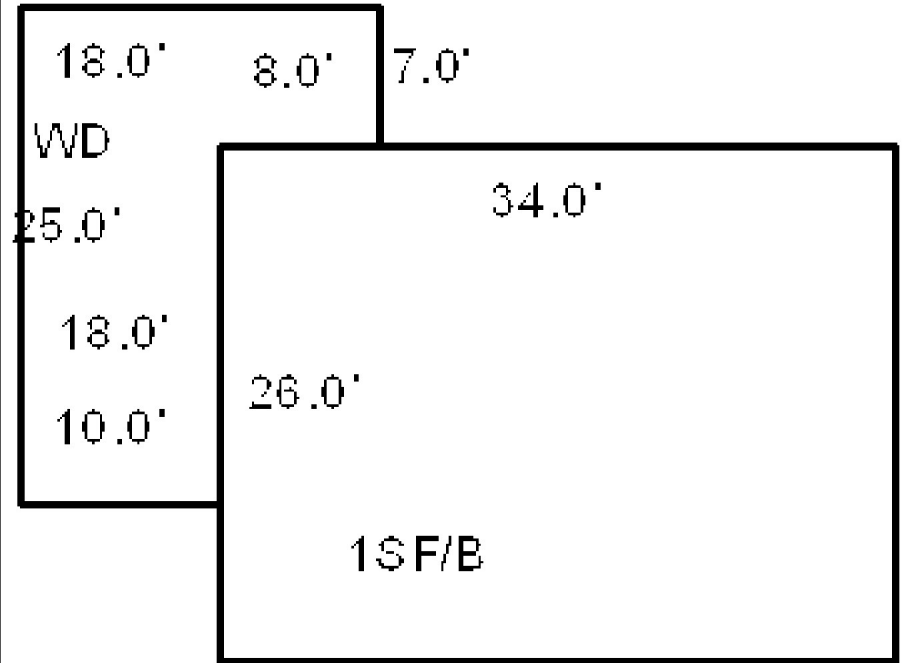
Card 1 Of 1 9/25/2024

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) 884
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 1970	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/30/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	306	3 100	3	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	0	80	2 100	3	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



LATTER, JUDITH H
WISCASSET ME 04578

LATTER, JUDITH H WISCASSET ME 04578			Property Data			Assessment Record					
			Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2011	51,000	202,200	10,000	243,200	
			FARM LAND YEAR 0			2012	51,000	202,200	10,000	243,200	
B1454P286			OPEN SPACE YEAR 0			2013	51,000	202,200	10,000	243,200	
			Zone/Land Use 21 RURAL			2014	51,000	202,200	10,000	243,200	
			Secondary Zone			2015	51,000	202,200	10,000	243,200	
						2016	51,000	202,200	15,000	238,200	
			Topography 3 Above Street			2017	51,000	202,200	20,000	233,200	
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9. Utilities 1 All Public			2018	51,000	202,200	20,000	233,200	
						2019	51,000	202,200	20,000	233,200	
						2020	51,000	202,200	25,000	228,200	
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	51,000	202,200	25,000	228,200	
						2022	51,000	202,200	24,000	229,200	
						2023	63,700	252,700	25,000	291,400	
			Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2024	63,700	252,700	25,000	291,400	
						Land Data					
						Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence
Frontage	Depth	Factor	Code								
		%									
		%									
		%									
		%									
		%									
		%									
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	0.49	100	%	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.			Total Acreage 1.49								

Inspection Witnessed By:		
X		Date
No./Date	Description	Date Insp.
Notes: 2001- (BUILT BY SON, RICHARD)2 STORY GARAGE, 28 X 32 WITH DECKS, APT. ADDED WITH NO KITCHEN SINK, ENTERED AS 50% FUNCTIONAL IN 2002.(WAS CODED ONE STORY FRAME AT 50% IN 2001). 2002-OPEN FRAME PORCH ON THE RIGHT SIDE WAS ENCLOSED AND IS NOW CODED AS ONE STORY GARAGE. ALSO MAIN GARAGE IS FINISHED.		
WISCASSET		

WISCASSET

Map Lot U09-019


Account 1593

Location 37 FLOOD AVENUE

Card 1

Of 1

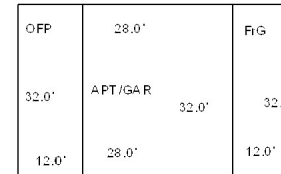
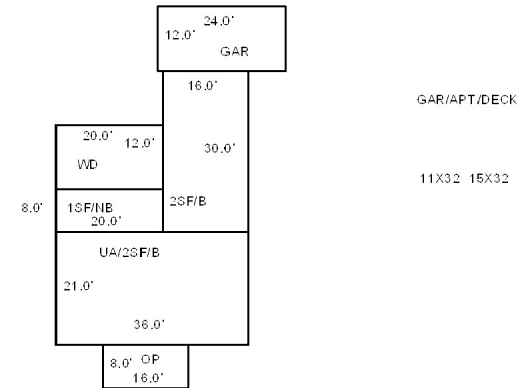
9/25/2024

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 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 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) 756
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 8	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 5	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1900	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 1	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 2 1/2 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		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	
68 Wood Deck	0	240	3 100	4	0 %	100 %		1.ONE STORY FRAM
1 ONE STORY	0	160	0 0	0	0 %	0 %		2.TWO STORY FRAM
12 2	0	480	0 0	0	0 %	0 %		3.THREE STORY FR
21 Open Frame	0	80	2 100	3	0 %	100 %		4.1 & 1/2 STORY
23 Frame Garage	0	288	3 100	4	0 %	100 %		5.1 & 3/4 STORY
68 Wood Deck	2000	350	3 100	4	0 %	100 %		6.2 & 1/2 STORY
91 1S AD/GAR.....	2000	896	3 100	4	0 %	100 %		21.Open Frame Por
21 Open Frame	2000	384	3 100	4	0 %	100 %		22.Encl Frame Por
23 Frame Garage	2001	384	3 100	4	0 %	100 %		23.Frame Garage
					%	%		24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic



02/16/2007

Map Lot		U09-020	Account	1594	Location	176 BATH ROAD		Card	1	Of	1	9/25/2024	
MICHAUD, ANTHONY D 176 BATH RD WISCASSET ME 04578 B2904P206 B4292P114 B5016P199					Property Data		Assessment Record						
					Neighborhood 200 U.S. RTE 1		Year	Land	Buildings	Exempt	Total		
					Tree Growth Year 0		2011	49,400	63,700	0	113,100		
					FARM LAND YEAR 0		2012	49,400	63,700	0	113,100		
					OPEN SPACE YEAR 0		2013	49,400	63,700	0	113,100		
Previous Owner STRINO, SHARON M. (DEVISEE) STRINO, BRENDA L. P/R					Zone/Land Use 21 RURAL		2014	49,400	63,700	0	113,100		
					Secondary Zone		2015	49,400	63,700	0	113,100		
							2016	49,400	63,700	0	113,100		
					Topography 1 Level		2017	49,400	63,700	0	113,100		
					1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2018	49,400	63,700	0	113,100		
2019	49,400	63,700	20,000	93,100									
Previous Owner PERRY, JAMES E. COOMBS, PAMELA J.					Utilities 1 All Public		2020	49,400	63,700	25,000	88,100		
					1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2021	49,400	63,700	25,000	88,100		
WISCASSET ME 04578 Sale Date: 8/27/2002					Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet		2022	49,400	63,700	24,000	89,100		
							2023	61,700	79,600	25,000	116,300		
Inspection Witnessed By:							2024	61,700	79,600	25,000	116,300		
X <div>Date</div>					Land Data								
					Front Foot		Type	Effective		Influence		Influence Codes	
11.Regular Lot		Frontage	Depth	Factor	Code								
12.Delta Triangle				%									
13.Nabla Triangle				%									
14.Rear Land				%									
15.Front Foot				%									
				%									
				%									
					Square Foot		Square Feet						
					16.Regular Lot			%					
					17.Secondary Site			%					
					18.Secondary Site			%					
					19.Condominium			%					
					20.Base Homesite			%					
					Fract. Acre		Acreage/Sites						
					21.HS Size Adj		20	1.00	100	%	0		
					22.Base Waterfron		21	0.87	100	%	0		
					23.Deep WF Size A					%			
					Acre			%					
					24.Base Waterfron					%			
					25.Shallow WF Siz					%			
					26.Base Water Inf					%			
					27.Influence W Si					%			
					28.Rear Land 1~10								
					29.Rear Land 11~2		Total Acreage		0.87				
WISCASSET													


WISCASSET

Map Lot U09-020

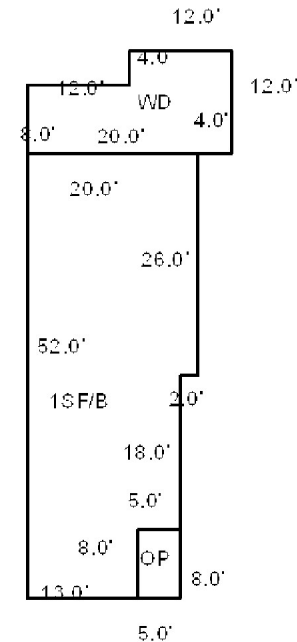
Account 1594

Location 176 BATH ROAD

Card 1 Of 1 9/25/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 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) 948
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 1945	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 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.

SHED 48.0'SQFT



GAR 24.0' X 24.0"

Date Inspected 11/30/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	300	3 100	4	0 %	100 %		1.ONE STORY FRAM
21 Open Frame	0	40	3 100	4	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	0	48	3 100	4	0 %	100 %		3.THREE STORY FR
23 Frame Garage	0	576	3 100	4	0 %	100 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot		U09-021	Account	1595	Location	61 FLOOD AVENUE			Card	1	Of	1	9/25/2024
CROMWELL, JULIE A J/T JONES, ROBERT B WISCASSET ME 04578					Property Data		Assessment Record						
					Neighborhood 200 U.S. RTE 1		Year	Land	Buildings	Exempt	Total		
					Tree Growth Year 0		2011	46,600	115,000	0	161,600		
					FARM LAND YEAR 0		2012	46,600	115,000	0	161,600		
					OPEN SPACE YEAR 0		2013	46,600	115,000	0	161,600		
B3870P50					Zone/Land Use 21 RURAL		2014	46,600	115,000	0	161,600		
Previous Owner MOORE, BRIAN M. J/T MOORE, JILL A. C/O JULIE A. CROMWELL & ROBERT B. JONES WISCASSET ME 04578 Sale Date: 6/14/2007					Secondary Zone		2015	46,600	115,000	0	161,600		
							2016	46,600	115,000	0	161,600		
Previous Owner NADEAU, FRANCIS L.					Topography 1 Level		2017	46,600	115,000	0	161,600		
							2018	46,600	115,000	0	161,600		
61 FLOOD AVENUE WISCASSET ME 04578 Sale Date: 1/21/2005					1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2019	46,600	115,000	0	161,600		
					Utilities 1 All Public		2020	46,600	115,000	0	161,600		
					1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2021	46,600	115,000	0	161,600		
							2022	46,600	115,000	0	161,600		
					Street 1 Paved		2023	58,300	137,000	0	195,300		
					1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet		2024	58,300	137,000	0	195,300		
					Land Data								
					Front Foot		Type	Effective		Influence		Influence Codes	
								Frontage	Depth	Factor	Code		
										%			
		%											
		%											
		%											
		%											
		%											
Square Foot			Square Feet										
					%								
					%								
					%								
					%								
					%								
					%								
					%								
Fract. Acre			Acreage/Sites										
			20	1.00	100	%		0					
			21	0.32	100	%		0					
					%								
					%								
					%								
					%								
					%								
Total Acreage			0.32										

Inspection Witnessed By:		
X		Date
No./Date	Description	Date Insp.
Notes:		
2005-DEED REMOVED LEAH NADEAU NAME FROM PROPERTY. PREVIOUS BK494 PG579. THEN SOLD TO BRIAN & JILL MOORE PREVIOUS BK3267 PG148 FOR \$100,000. ALSO PER DEED BK3429 PG5 ADJUSTED ACREAGE & FRONTAGE IS 591. 7/10/07-SOLD TO JULIE A. CROMWELL & ROBERT B. JONES FOR \$110,000 BK3870 PG50.		
WISCASSET		

11.Regular Lot		
12.Delta Triangle		
13.Nabla Triangle		
14.Rear Land		
15.Front Foot		
16.Regular Lot		
17.Secondary Site		
18.Secondary Site		
19.Condominium		
20.Base Homesite		
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		

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 U09-021

Account 1595

Location 61 FLOOD AVENUE

Card 1 Of 1 9/25/2024

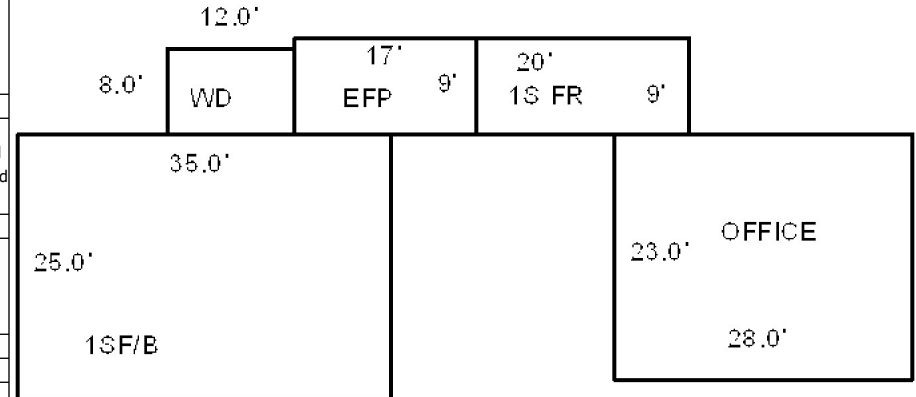
Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling 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 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) 875
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 1965	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmait 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code Traffic.....
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	
22 Encl Frame Porch	1965	153	3 95	4	0 %	100 %		1.ONE STORY FRAM
287 OFFICE	2008	644	3 100	4	0 %	100 %		2.TWO STORY FRAM
23 Frame Garage	1980	384	3 100	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	0	96	0 0	0	0 %	100 %		4.1 & 1/2 STORY
1 ONE STORY	2009	180	3 95	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

GAR 16' X 24'



Map Lot U09-022

Account 1596

Location 55 FLOOD AVENUE

Card 1 Of 1 9/25/2024

WANSER, RANDY
55 FLOOD AVENUE
WISCASSET ME 04578

B1009P201

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total		
			2011	46,700	90,200	10,000	126,900		
Tree Growth Year 0			2012	46,700	90,200	10,000	126,900		
FARM LAND YEAR 0			2013	46,700	90,200	10,000	126,900		
OPEN SPACE YEAR 0			2014	46,700	90,200	10,000	126,900		
Zone/Land Use 21 RURAL			2015	46,700	90,200	10,000	126,900		
			2016	46,700	90,200	15,000	121,900		
Secondary Zone			2017	46,700	90,200	20,000	116,900		
Topography 1 Level			2018	46,700	90,200	20,000	116,900		
			2019	46,700	90,200	20,000	116,900		
1.Level 4.Below St 7.Steep			2020	46,700	90,200	25,000	111,900		
2.Rolling 5.Low 8.Rough			2021	46,700	90,200	25,000	111,900		
3.Above St 6.Swampy 9.			2022	46,700	90,200	24,000	112,900		
Utilities 1 All Public			2023	58,300	112,700	25,000	146,000		
1.Public 4.Dr Well 7.Cesspool			2024	58,300	112,700	25,000	146,000		
2.Water 5.DUG/LAKE 8.			Land Data						
3.Sewer 6.Septic 9.None									
Street 1 Paved			Front Foot	Type	Effective		Influence		Influence Codes
1.Paved 4.Proposed 7.					Frontage	Depth	Factor	Code	
2.Semi Imp 5.Private 8.						%			
3.Gravel 6.Pub Eas 9.NoStreet						%			
TREE GROWTH PLAN 0						%			
CONSERV EASE 0						%			
Sale Data			Square Foot		Square Feet				Acres
Sale Date							%		
Price						%			
Sale Type						%			
1.Land 4.Mobile 7.						%			
2.L & B 5.Other 8.						%			
3.Building 6. 9.			Fract. Acre	Acreage/Sites					Total Acreage 0.33
Financing							%		
1.Convent 4.Seller 7.				20	1.00	100	%	0	
2.FHA/VA 5.Private 8.				21	0.33	100	%	0	
3.Assumed 6.Cash 9.Unknown						%			
Validity						%			
1.Valid 4.Split 7.Renovate			Acres			%		44.Site Improve	
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.					%		45.CAMP SITE		

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

WISCASSET

Map Lot U09-022


Account 1596

Location 55 FLOOD AVENUE

Card 1

Of 1

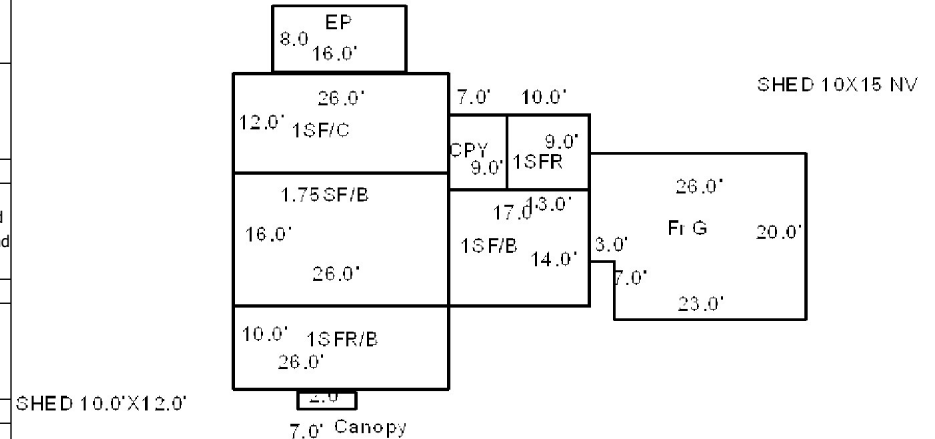
9/25/2024

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% 8 Floor/Wall Unit	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 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 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 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) 416
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1900	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/30/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	0	128	3 100	4	0 %	100 %		1.ONE STORY FRAM
1 ONE STORY	0	312	0 0	0	0 %	100 %		2.TWO STORY FRAM
11 1	0	238	0 0	0	0 %	100 %		3.THREE STORY FR
24 Frame Shed	0	120	3 100	3	0 %	100 %		4.1 & 1/2 STORY
23 Frame Garage	1950	499	3 100	2	0 %	100 %		5.1 & 3/4 STORY
1 ONE STORY	2003	90	3 100	4	0 %	100 %		6.2 & 1/2 STORY
11 1	2007	260	3 100	4	0 %	100 %		21.Open Frame Por
61 Canopy	2008	14	3 100	4	0 %	100 %		22.Encl Frame Por
61 Canopy	2007	63	3 100	4	0 %	100 %		23.Frame Garage
					%	%		24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic



Map Lot U09-023			Account 1597			Location 29 FLOOD AVENUE			Card 1 Of 1 9/25/2024		
MCKAY, JENNIFER & MICAH E. J/T KELLEY, CAROLYN A (L/T) C/O CAROLYN A. KELLEY WISCASSET ME 04578			Property Data			Assessment Record					
			Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2011	50,300	104,300	10,000	144,600	
			FARM LAND YEAR 0			2012	50,300	104,300	10,000	144,600	
			OPEN SPACE YEAR 0			2013	50,300	104,300	10,000	144,600	
B1187P57 B4125P314			Zone/Land Use 21 RURAL			2014	50,300	104,300	10,000	144,600	
Previous Owner KELLEY, CAROLYN A. 29 FLOOD AVENUE			Secondary Zone			2015	50,300	104,300	10,000	144,600	
						2016	50,300	104,300	15,000	139,600	
WISCASSET ME 04578 Sale Date: 4/08/2009			Topography 1 Level			2017	50,300	104,300	20,000	134,600	
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	50,300	104,300	20,000	134,600	
			Utilities 1 All Public			2019	50,300	104,300	20,000	134,600	
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	50,300	104,300	25,000	129,600	
			Street 1 Paved			2021	50,300	104,300	25,000	129,600	
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	50,300	104,300	24,000	130,600	
						2023	62,900	130,400	25,000	168,300	
						2024	62,900	130,400	25,000	168,300	
			Land Data								
Inspection Witnessed By:			Front Foot		Type	Effective		Influence		Influence Codes	
						Frontage	Depth	Factor	Code		
X			11.Regular Lot					%		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	
			30.Rear 20+					%		31.Waterfront Rea	
			31.Waterfront Rea					%		32.Open Space	
			32.Open Space					%		33.RestrictEsm	
			33.RestrictEsm					%		34.PASTURE 1	
			34.PASTURE 1					%		35.HORTICULTURAL-	
			35.HORTICULTURAL-					%		36.Pasture 3	
Notes:			36.Pasture 3					%		37.Softwood	
			37.Softwood					%		38.Mixed Wood	
2010-Deed creating Joint Tenancy and granting life tenancy filed.			38.Mixed Wood					%		39.Hardwood	
			39.Hardwood					%		40.Wasteland	
			40.Wasteland					%		41.CAMP SITE	
			41.CAMP SITE					%		42.Mobile Home Si	
			42.Mobile Home Si					%		43.Condo Site	
			43.Condo Site					%		44.Site Improve	
WISCASSET			44.Site Improve		Total Acreage		1.15			45.CAMP SITE	
			45.CAMP SITE							46.PAVING/00	

WISCASSET

Map Lot U09-023


Account 1597

Location 29 FLOOD AVENUE

Card 1

Of 1

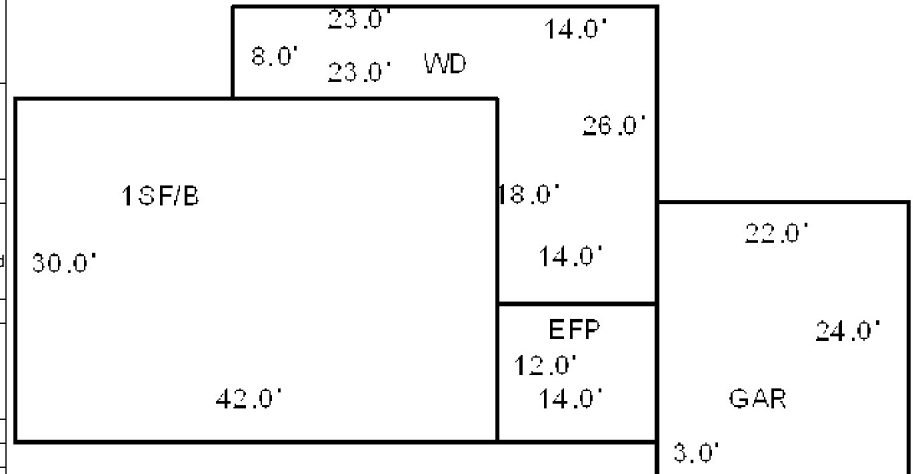
9/25/2024

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 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 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1260
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 1947	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/30/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	1947	436	3 100	1	0 %	100 %		1.ONE STORY FRAM
22 Encl Frame Porch	1947	168	3 100	4	0 %	100 %		2.TWO STORY FRAM
23 Frame Garage	1947	528	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



WISCASSET

Map Lot U09-024


Account 1598

Location 19 FLOOD AVENUE

Card 1

Of 1

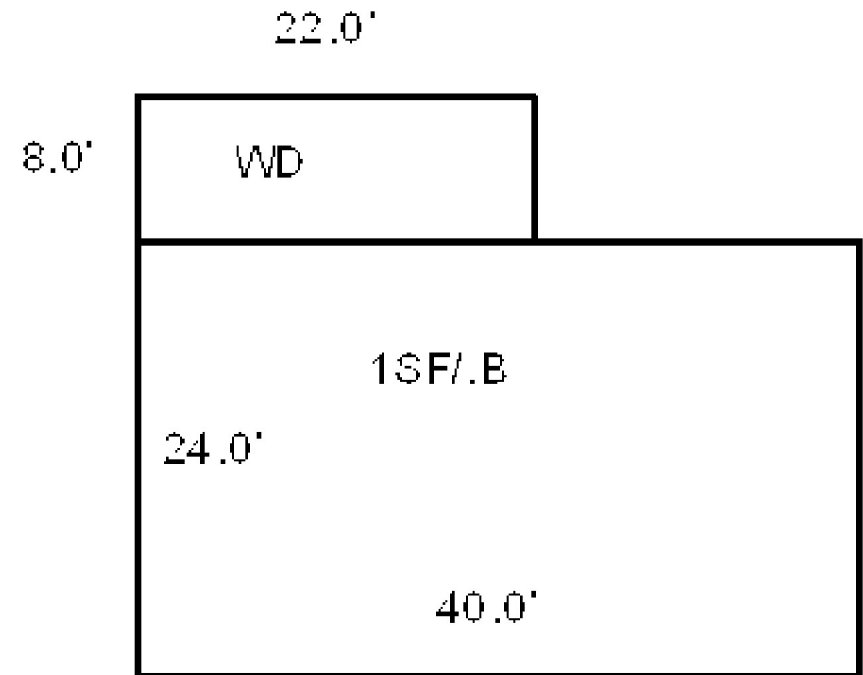
9/25/2024

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 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) 960
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 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 1957	# 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 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/20/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	176	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		U09-025		Account	1599	Location		13 FLOOD AVENUE		Card	1	Of	1	9/25/2024		
MONETTE, ASHLEY E.M. MONETTE, SAMUEL J 13 FLOOD AVENUE WISCASSET ME 04578 B6036P217						Property Data			Assessment Record							
						Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total			
						Tree Growth Year 0			2011	42,300	0	0	42,300			
						FARM LAND YEAR 0			2012	42,300	0	0	42,300			
						OPEN SPACE YEAR 0			2013	42,300	0	0	42,300			
Previous Owner MANROEL, IRVING J J/T MANROEL, CONSTANCE						Zone/Land Use 21 RURAL			2014	42,300	0	0	42,300			
						Secondary Zone			2015	42,300	0	0	42,300			
									2016	42,300	0	0	42,300			
						Topography 2 Rolling			2017	42,300	97,200	0	139,500			
Previous Owner PLANT, ELEANOR L. (DEWISEE) COFFIN, CLAUDIA P. C/O IRVING J. & CONSTANCE MANROEL LAKELAND FL 33813 Sale Date: 10/29/2014						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	42,300	108,000	0	150,300			
						Utilities 2 Public Water 6 Septic System			2019	42,300	108,000	0	150,300			
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	42,300	110,100	0	152,400			
						Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2021	42,300	110,100	0	152,400			
									2022	42,300	110,100	0	152,400			
						TREE GROWTH PLAN 0 CONSERV EASE 0			2023	52,800	137,600	0	190,400			
									2024	52,800	137,600	0	190,400			
						Land Data										
						Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00			
									Frontage	Depth	Factor	Code				
		%														
		%														
		%														
		%														
		%														
		%														
Square Feet																
		%														
Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.C Condominium 20.Base Homesite		Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00									
			Frontage	Depth	Factor	Code										
					%											
					%											
					%											
					%											
					%											
					%											
			Square 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		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										
			20	1.00	90 %	4										
			21	0.39	90 %	4										
					%											
					%											
					%											
					%											
			Acres													
					%											
Total Acreage 0.39		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										
					%											
					%											
					%											
					%											
					%											
					%											
			Acres													
					%											

Inspection Witnessed By:		
X		Date
No./Date	Description	Date Insp.
Notes: 5/8/19 NAH PHOTO 5/14/20 ADD SHED SIZE PER PERMIT, WD SIZE EST. '18 call house complete '17 vacant add new modular inc. 2008-MRS. PLANT DECEASED. SEND BILL TO DAUGHTER, CLAUDIA P. COFFIN. 2010-Removed mobile home January 2010, bill for land only. 10/31/14-Per attorney Field's office, property sold 10/30/14. Changed address to go to new owner as c/o. WISCASSET WISCAS		

WISCASSET

Map Lot U09-025

Account 1599

Location 13 FLOOD AVENUE

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% 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 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) 936
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 2016	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/30/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	2020	160	3 100	4	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	2020	96	2 100	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
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