

Map Lot		U10-001	Account	1600	Location	20 BIRCH POINT ROAD		Card	1	Of	1	9/15/2022		
BIRCHPOINT ENT.,LLC. 77 HARBOR RIDGE ROAD WEST BATH ME 04530 B3832P167 B5498P252 B5554P163 Previous Owner WORG, LLC P.O. BOX 1292 PORTLAND ME 04104 Sale Date: 7/21/2020 Previous Owner BIRCH POINT STORAGE, LLC. 84 MIDDLE STREET PORTLAND ME 04101 Sale Date: 2/25/2020 Previous Owner MECAP, LLC. P.O. BOX 760704 MELROSE MA 02176 Sale Date: 11/23/2016					Property Data		Assessment Record							
					Neighborhood 200 U.S. RTE 1		Year	Land	Buildings	Exempt	Total			
					Tree Growth Year 0		2009	315,000	408,690	0	723,690			
					FARM LAND YEAR 0		2010	315,000	408,700	0	723,700			
					OPEN SPACE YEAR 0		2011	315,000	408,700	0	723,700			
Previous Owner WORG, LLC P.O. BOX 1292 PORTLAND ME 04104 Sale Date: 7/21/2020 Previous Owner BIRCH POINT STORAGE, LLC. 84 MIDDLE STREET PORTLAND ME 04101 Sale Date: 2/25/2020 Previous Owner MECAP, LLC. P.O. BOX 760704 MELROSE MA 02176 Sale Date: 11/23/2016					Zone/Land Use 21 RURAL		2012	315,000	408,700	0	723,700			
					Secondary Zone		2013	172,000	408,700	0	580,700			
							2014	172,000	408,700	0	580,700			
					Topography 2 Rolling		2015	172,000	408,700	0	580,700			
							2016	172,000	408,700	0	580,700			
Previous Owner BIRCH POINT STORAGE, LLC. 84 MIDDLE STREET PORTLAND ME 04101 Sale Date: 2/25/2020 Previous Owner MECAP, LLC. P.O. BOX 760704 MELROSE MA 02176 Sale Date: 11/23/2016					1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2017	163,400	360,200	0	523,600			
					Utilities 1 All Public		2018	163,400	360,200	0	523,600			
					1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2019	163,400	360,200	0	523,600			
							2020	163,400	360,200	0	523,600			
							2021	163,400	360,200	0	523,600			
Inspection Witnessed By: X No./Date Description Date Insp.					Street 1 Paved		2022	163,400	360,200	0	523,600			
					1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet		Land Data							
					TREE GROWTH PLAN 0		Front Foot		Type	Effective		Influence		Influence Codes
					CONSERV EASE 0		11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot	Frontage		Depth	Factor	Code		
					Sale Data									
Sale Date 7/21/2020														
Price 450,000														
Sale Type 2 Land & Buildings														
Notes: '17 4.30 ACRES & HSE TO NEW LOT 1B 2007-FORMER OWNER: RICHARD T. GROVER, III BK2078 PG89. 7/2/07-ADDRESS FOR STORAGE UNITS/OFFICE IS 20 BIRCH POINT ROAD. Office & owner bay is heated whereas others are not. 2014-After much research this road was not able to discover whether discontinued or not, per Manager had map company draw solid line at property line leaving dash line as ownership line to the end of Old County Road. 10/2/14-Utility easement granted to Town of Wiscasset					1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.		Square Foot				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			
					Financing 9 Unknown									
					1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown		Fract. Acre							
					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 5 Public Record						Total Acreage 7.70			
					1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.									

WISCASSET

Map Lot U10-001



Account 1600

Location 20 BIRCH POINT ROAD

Card 1

Of 1

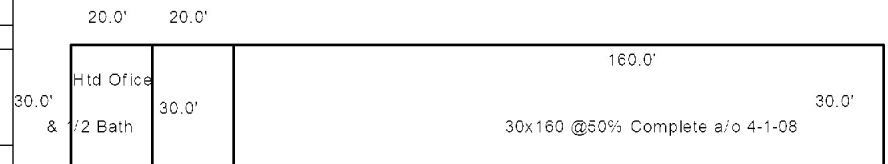
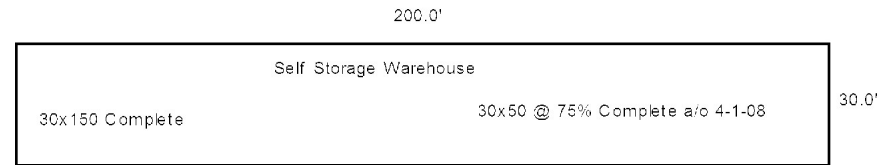
9/15/2022

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 6/02/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
272 SELF STOR	2007	6000	2 100	4	100 %	95 %		1.ONE STORY FRAM
272 SELF STOR	2007	4800	2 100	4	100 %	50 %		2.TWO STORY FRAM
287 OFFICE	2007	1200	3 100	4	100 %	50 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U10-001-A

Account 1601

Location 10 OLD COUNTY ROAD

Card 1 Of 1 9/15/2022

GROVER, RICHARD T III
WISCASSET ME 04578

B1237P142

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2008-New double wide mobile home, 2008 Redman 26.8 x 44,
3 bedrooms, serial number 12247310.

WISCASSET

Property Data

Neighborhood 108 SOUTHWEST		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 21 RURAL		
Secondary Zone		
Topography 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
2009	33,520	76,450	13,000	96,970
2010	33,500	58,300	10,000	81,800
2011	33,500	58,300	10,000	81,800
2012	33,500	58,300	10,000	81,800
2013	33,500	58,300	10,000	81,800
2014	33,500	58,300	10,000	81,800
2015	33,500	58,300	10,000	81,800
2016	33,500	58,300	15,000	76,800
2017	33,500	58,300	20,000	71,800
2018	33,500	58,300	20,000	71,800
2019	33,500	58,300	20,000	71,800
2020	33,500	58,300	25,000	66,800
2021	33,500	58,300	25,000	66,800
2022	33,500	58,300	24,000	67,800

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
		Total Acreage		1.26		




WISCASSET

Map Lot U10-001-A

Account 1601

Location 10 OLD COUNTY ROAD

Card 1 Of 1 9/15/2022

Building Style 10 Double Wide	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 2 Fair 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1188
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 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 2008	# 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 3 Information Only
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 8/11/2008

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

44.0'

27.0'

1S MH

27.0'

44.0'

Card 1 Of 1 9/15/2022

WISCASSET

Property Data			Assessment Record						
Neighborhood 200 U.S. RTE 1			Year	Land		Buildings		Exempt	Total
Tree Growth Year 0			2017	56,600		37,000		0	93,600
FARM LAND YEAR 0			2018	56,600		37,000		0	93,600
OPEN SPACE YEAR 0			2019	56,600		37,000		20,000	73,600
Zone/Land Use 21 RURAL			2020	56,600		37,000		25,000	68,600
Secondary Zone			2021	56,600		57,300		25,000	88,900
			2022	56,600		66,000		24,000	98,600
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.	Land Data						
2.Semi Imp	5.Private	8.							
3.Gravel	6.Pub Eas	9.NoStreet							
TREE GROWTH PLAN 0			Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot	Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improveve 45.CAMP SITE
CONSERV EASE 0					Frontage	Depth	Factor	Code	
Sale Data									
Sale Date 8/19/2016									
Price 93,000									
Sale Type 2 Land & Buildings			Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Square Feet				
1.Land	4.Mobile	7.							
2.L & B	5.Other	8.							
3.Building	6.	9.							
Financing 9 Unknown									
1.Convent	4.Seller	7.							
2.FHA/VA	5.Private	8.							
3.Assumed	6.Cash	9.Unknown							
Validity 1 Arms Length Sale			Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2		Acreege/Sites				
1.Valid	4.Split	7.Renovate			20	1.00	100	%	0
2.Related	5.Partial	8.Other			21	1.00	100	%	0
3.Distress	6.Exempt	9.Foreclose			28	3.30	100	%	0
Verified 5 Public Record								%	
								%	
1.Buyer	4.Agent	7.Family	Total Acreage 4.30						
2.Seller	5.Pub Rec	8.Other							
3.Lender	6.MLS	9.							

WISCASSET

Map Lot U10-001-B




Account 2641

Location 16 OLD COUNTY ROAD

Card 1

Of 1

9/15/2022

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 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 % 20%
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) 1008
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 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1820	# Half Baths 0	Funct. % Good 70%
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 0
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 0
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	224	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	1970	320	2 100	2	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

36.0'	A(U)/2sFR/B
28.0'	
8.0'	OP
28.0'	

Garage

20.0'

16.0'



GURNEY, IAN A
QUIRION, ANGELA M
11 OLD COUNTY ROAD
WISCASSET ME 04578

B4491P290 B5205P188

Previous Owner
LEWIS, JOSHUA T.

11 OLD COUNTY ROAD
WISCASSET ME 04578
Sale Date: 11/27/2017

Previous Owner
SUYDAM, RYAN R.

11 OLD COUNTY ROAD
WISCASSET ME 04578
Sale Date: 2/08/2012

Previous Owner
SUYDAM, RYAN R. J/T
SUYDAM, DENISE E.

WISCASSET ME 04578
Sale Date: 8/27/2004

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'15 W/ Mr. add Sv canopy

2003-FORMER OWNERS: ROBERT & CAROLE FORD BK1585
PG81

2005-FORMER OWNERS: ANGEL L. GOMEZ & LISA D. STEELE
BK2845 PG98 \$141,400.

2007-FORMER OWNERS:RYAN & DENISE SUYDAM BK3353
PG210 BOUGHT 8/27/04 FOR \$165,000.

2012-Previous owner: Ryan Suydam BK3353 PG210 and BK3803 PG78, bought in 2004 for \$165,000, sold in 2012 for

WISCASSET

Property Data

Neighborhood	109 SOUTHEAST
Tree Growth Year	0
FARM LAND YEAR	0
OPEN SPACE YEAR	0

Assessment Record

Year	Land	Buildings	Exempt	Total
2009	36,920	116,580	0	153,500
2010	36,900	116,600	0	153,500
2011	36,900	116,600	0	153,500
2012	36,900	116,600	0	153,500
2013	36,900	116,600	0	153,500
2014	36,900	116,600	0	153,500
2015	36,900	117,100	0	154,000
2016	36,900	117,100	0	154,000
2017	36,900	117,100	20,000	134,000
2018	36,900	117,100	0	154,000
2019	36,900	117,100	0	154,000
2020	36,900	117,100	25,000	129,000
2021	36,900	117,100	25,000	129,000
2022	36,900	117,100	24,000	130,000

Land Data

Front Foot	Type	Effective		Influence		Influence Codes	
		Frontage	Depth	Factor	Code		
11.Regular Lot				%		1.Open Space	
12.Delta Triangle				%		2.Neighborhood A	
13.Nabla Triangle				%		3.Topography	
14.Rear Land				%		4.Size/Shape	
15.Front Foot				%		5.Access	
				%		6.Restriction	
				%		7.Corner/Locatio	
Square Foot		Square Feet				8.View/Environ	
	16.Regular Lot			%		9.Fract Share	
	17.Secondary Site			%		Acres	
	18.Secondary Site			%		30.Rear 20+	
	19.Condominium			%		31.Waterfront Rea	
	20.Base Homesite			%		32.Open Space	
				%		33.RestrictEsm	
				%		34.PASTURE 1	
Fract. Acre		Acreage/Sites				35.HORTICULTURAL-	
	21.HS Size Adj	20	1.00	100	%	0	36.Pasture 3
	22.Base Waterfront	21	1.00	100	%	0	37.Softwood
	23.Deep WF Size A	28	0.31	100	%	0	38.Mixed Wood
	Acres				%		39.Hardwood
	24.Base Waterfront				%		40.Wasteland
	25.Shallow WF Siz				%		41.CAMP SITE
	26.Base Water Inf				%		42.Mobile Home Si
27.Influence W Si				%		43.Condo Site	
28.Rear Land 1-10						44.Site Improve	
29.Rear Land 11-2						45.CAMP SITE	
		Total Acreage		1.31			

WISCASSET

Map Lot U10-002


Account 1602

Location 11 OLD COUNTY ROAD

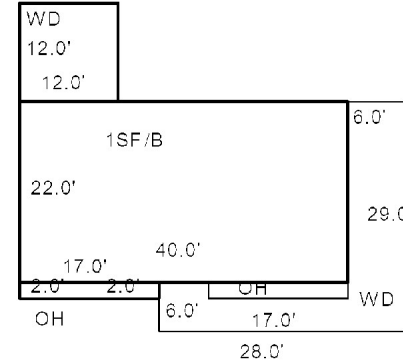
Card 1

Of 1

9/15/2022

Building Style 3 Raised Ranch	SF Bsmt Living 748	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 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 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) 880
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 1973	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmait 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.

Canopy
12.0'
16.0'



Date Inspected 11/28/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	307	2 100	4	0 %	100 %	
68 Wood Deck	0	144	2 100	4	0 %	100 %	
26 1SFr Overhang	0	34	0 0	0	0 %	0 %	
23 Frame Garage	0	576	3 100	4	0 %	100 %	
26 1SFr Overhang	0	34	0 0	0	0 %	0 %	
61 Canopy	2015				%	%	500
					%	%	
					%	%	
					%	%	
					%	%	

- 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 U10-003

Account 1603

Location 3 OLD COUNTY ROAD

Card 1 Of 1 9/15/2022

MERRY, TIMOTHY A (J/T)
MERRY, LORIE A
WISCASSET ME 04578

B2613P3

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

CREATED JOINT TENANCY IN 2001 NEW HOUSE ALSO IN
2001 PREVIOUS BK2274 PG0004

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	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	8/01/1997		
Price	13,250		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	8 Other Non Valid		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2009	36,860	133,610	13,000	157,470
2010	36,900	133,600	10,000	160,500
2011	36,900	133,600	10,000	160,500
2012	36,900	133,600	10,000	160,500
2013	36,900	133,600	10,000	160,500
2014	36,900	133,600	10,000	160,500
2015	36,900	133,600	10,000	160,500
2016	36,900	133,600	15,000	155,500
2017	36,900	133,600	20,000	150,500
2018	36,900	133,600	20,000	150,500
2019	36,900	133,600	20,000	150,500
2020	36,900	133,600	25,000	145,500
2021	36,900	133,600	25,000	145,500
2022	36,900	133,600	24,000	146,500

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		1.28				

WISCASSET

Map Lot U10-003


Account 1603

Location 3 OLD COUNTY ROAD

Card 1

Of 1

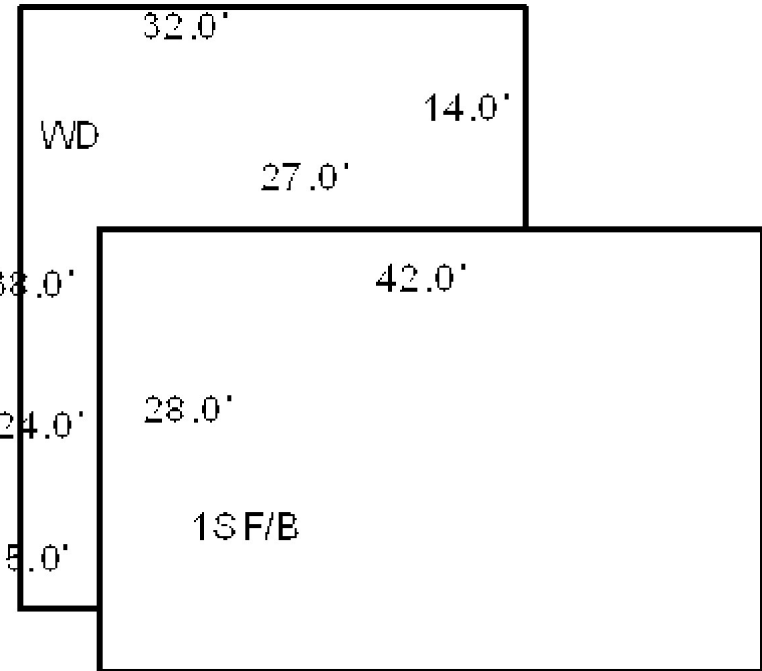
9/15/2022

Building Style 2 Ranch	SF Bsmt Living 588	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 3 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 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) 1176
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 2000	# 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 11/28/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	2003	568	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Map Lot U10-004

Account 1604

Location 80 BIRCH POINT ROAD

Card 1 Of 1 9/15/2022

MAGUIRE, DELORES S (HEIRS)
WISCASSET ME 04578

B830P139

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2012-Mrs. Maguire passed away 11/3/2011.

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	3 Above Street	7 Steep	
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	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
2009	48,300	211,130	13,000	246,430
2010	48,300	211,100	10,000	249,400
2011	48,300	211,100	10,000	249,400
2012	48,300	211,100	0	259,400
2013	48,300	211,100	0	259,400
2014	48,300	211,100	0	259,400
2015	48,300	211,100	0	259,400
2016	48,300	211,100	0	259,400
2017	48,300	211,100	0	259,400
2018	48,300	211,100	0	259,400
2019	48,300	211,100	0	259,400
2020	48,300	211,100	0	259,400
2021	48,300	211,100	0	259,400
2022	48,300	211,100	0	259,400

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		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		7.00				

WISCASSET

Map Lot U10-004


Account 1604

Location 80 BIRCH POINT ROAD

Card 1

Of 1

9/15/2022

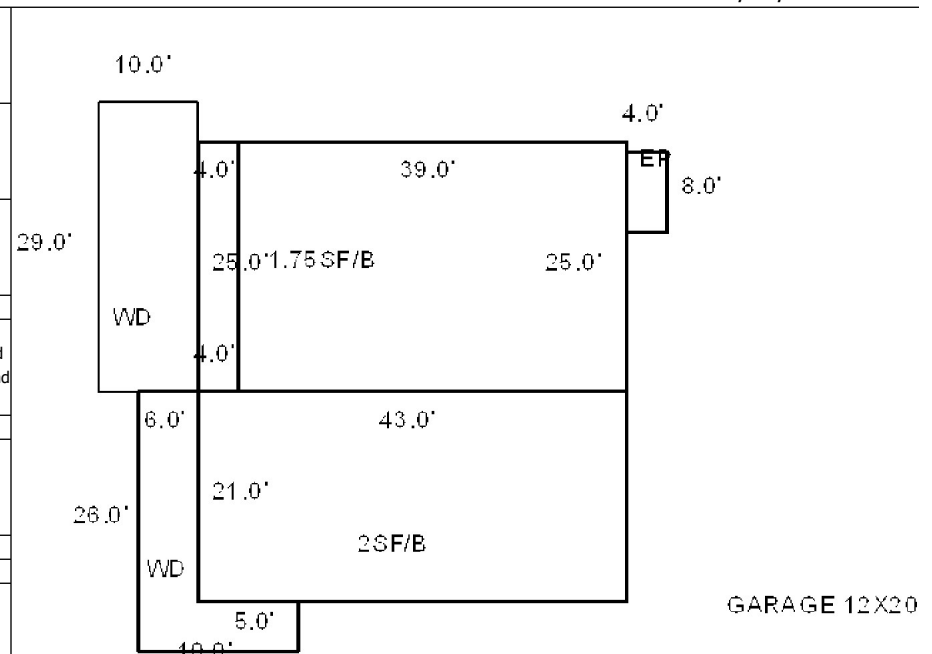
Building Style 11 Multi Family	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 3	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) 903
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 7 Very Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 12	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 3	Phys. % Good 0%
Year Built 1940	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1990	# Addn Fixtures 2	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 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 2 Relative
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/28/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
15 1.75 Story/BSMT	0	975	0 0	0	0 %	0 %	
1 ONE STORY	0	100	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	32	0 0	0	0 %	0 %	
68 Wood Deck	1970	236	3 100	4	0 %	100 %	
23 Frame Garage	1970	240	2 100	3	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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



Map Lot U10-005

Account 2020

Location 218 BATH ROAD

Card 1 Of 1 9/15/2022

CENTRAL MAINE POWER
c/o AVANGRID MANAGEMENT COMPANY-LOCAL TAXES
PORTLAND ME 04101

CENTRAL MAINE POWER c/o AVANGRID MANAGEMENT COMPANY-LOCAL TAXES PORTLAND ME 04101			Property Data			Assessment Record					
			Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2009	84,000	0	0	84,000	
			FARM LAND YEAR 0			2010	84,000	0	0	84,000	
			OPEN SPACE YEAR 0			2011	84,000	0	0	84,000	
			Zone/Land Use 23 UTILITY ROW			2012	84,000	0	0	84,000	
			Secondary Zone			2013	84,000	0	0	84,000	
						2014	84,000	0	0	84,000	
			Topography 1 Level			2015	84,000	0	0	84,000	
			1.Level 4.Below St 7.Steep			2016	84,000	0	0	84,000	
			2.Rolling 5.Low 8.Rough			2017	84,000	0	0	84,000	
			3.Above St 6.Swampy 9.			2018	84,000	0	0	84,000	
			Utilities 9 NoWater/NoSewer			2019	84,000	0	0	84,000	
			1.Public 4.Dr Well 7.Cesspool			2020	84,000	0	0	84,000	
			2.Water 5.DUG/LAKE 8.			2021	84,000	0	0	84,000	
			3.Sewer 6.Septic 9.None			2022	84,000	0	0	84,000	
			Street 1 Paved			Land Data					
Inspection Witnessed By: 											

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

WISCASSET

Map Lot U10-005

Account 2020

Location 218 BATH ROAD

Card 1 Of 1 9/15/2022

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 4 Unoccupied		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.	3.Informed 6. 9.					
3.Wet	6.	9.	Information Code 5 Estimate					
			1.Owner 4.Agent 7.					
			2.Relative 5.Estimate 8.					
			3.Tenant 6.Other 9.					
Date Inspected 11/28/2006								
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 U10-006

Account 1605

Location 90 BIRCH POINT ROAD

Card 1 Of 1 9/15/2022

WATERMAN (TRUSTEE), DONNA LEAH POWERS
WATERMAN, DONNA LEAH POWERS
WISCASSET ME 04578

B2302P16 B4159P138 B4483P140 B5305P205

Previous Owner
WATERMAN, DONNA J/T
PHELAN, SHARON E.

WISCASSET ME 04578
Sale Date: 1/19/2012

Previous Owner
WATERMAN, DONNA
C/O DONNA WATERMAN & SHARON PHELAN
90 BIRCH POINT ROAD
WISCASSET ME 04578
Sale Date: 6/16/2009

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

11/22/06-BARN HAS BEEN REMOVED. NEW GARAGE TO BE BUILT.

2010-Added joint tenant.

2012-Removed joint tenant.

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 1 Level		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 1 All Public		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street 1 Paved		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN 0		
CONSERV EASE 0		
Sale Data		
Sale Date 1/01/1998		
Price 45,000		
Sale Type 2 Land & Buildings		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing 9 Unknown		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity 1 Arms Length Sale		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified 5 Public Record		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2009	33,890	73,190	13,000	94,080
2010	33,900	73,200	10,000	97,100
2011	33,900	73,200	10,000	97,100
2012	33,900	73,200	10,000	97,100
2013	33,900	73,200	10,000	97,100
2014	33,900	73,200	10,000	97,100
2015	33,900	73,200	10,000	97,100
2016	33,900	73,200	0	107,100
2017	33,900	73,200	0	107,100
2018	33,900	73,200	0	107,100
2019	33,900	73,200	0	107,100
2020	33,900	73,200	0	107,100
2021	33,900	73,200	0	107,100
2022	33,900	73,200	0	107,100

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		0.27				

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

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

Square Feet

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

Effective

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

Square Feet

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

Influence

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

Square Feet

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

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

WISCASSET

Map Lot U10-006


Account 1605

Location 90 BIRCH POINT ROAD

Card 1

Of 1

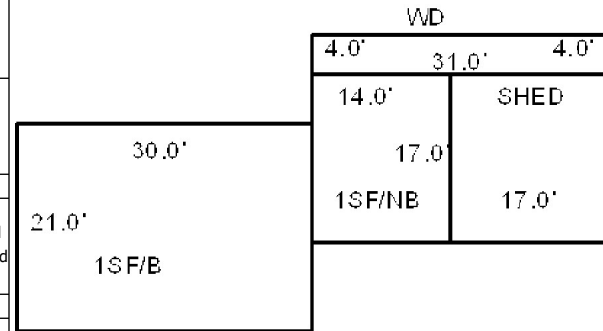
9/15/2022

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 3 3/4 Finished
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 3 OLD STYLE	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 3 Old Style	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 630
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 2 Fair
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1860	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 2 1/2 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/09/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	238	0 0	0	0 %	0 %		1.ONE STORY FRAM
24 Frame Shed	0	289	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	0	124	0 0	0	0 %	0 %		3.THREE STORY FR
78 1.75 ST	2006	576	3 100	4	0 %	100 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



GARAGE



Map Lot U10-007

Account 1606

Location 94 BIRCH POINT ROAD

Card 1 Of 1 9/15/2022

STAUFFER, JOHN C
STAUFFER, KRISTI K
21 FATHER FRANCIS GILDAY STREET
BOSTON MA 02118

B5792P146

Previous Owner
BEAULIEU, JONATHAN C
94 BIRCH POINT RD

WISCASSET ME 04578
Sale Date: 10/15/2021

Previous Owner
SMYRSKI, JOAN J/T
GRONDIN, JANET
C/O JANET GRONDIN
BRUNSWICK ME 04011
Sale Date: 4/04/2018

Previous Owner
TRASK, MURIEL ELAINE J/T
SMYRSKI, JOAN & GRONDIN, JANET
C/O JANET GRONDIN
BRUNSWICK ME 04011
Sale Date: 6/20/1991

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2014-Muriel Trask passed away 04/22/2013 leaving property to two of her daughters as joint tenants.

WISCASSET

Property Data			Assessment Record				
Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2009	38,300	120,880	13,000	146,180
FARM LAND YEAR 0			2010	38,300	120,900	10,000	149,200
OPEN SPACE YEAR 0			2011	38,300	120,900	10,000	149,200
Zone/Land Use 21 RURAL			2012	38,300	120,900	10,000	149,200
Secondary Zone			2013	38,300	120,900	10,000	149,200
			2014	38,300	120,900	0	159,200
Topography 1 Level			2015	38,300	120,900	0	159,200
1.Level	4.Below St	7.Steep	2016	38,300	120,900	0	159,200
2.Rolling	5.Low	8.Rough	2017	38,300	120,900	0	159,200
3.Above St	6.Swampy	9.	2018	38,300	120,900	0	159,200
Utilities 1 All Public			2019	38,300	120,900	20,000	139,200
1.Public	4.Dr Well	7.Cesspool	2020	38,300	120,900	25,000	134,200
2.Water	5.DUG/LAKE	8.	2021	38,300	120,900	25,000	134,200
3.Sewer	6.Septic	9.None	2022	38,300	120,900	0	159,200
Street 1 Paved							
1.Paved	4.Proposed	7.	Land Data				
2.Semi Imp	5.Private	8.					
3.Gravel	6.Pub Eas	9.NoStreet					
TREE GROWTH PLAN 0			Front Foot				
CONSERV EASE 0							
Sale Data							
Sale Date 10/15/2021							
Price 285,000			Square Foot				
Sale Type 2 Land & Buildings							
1.Land	4.Mobile	7.					
2.L & B	5.Other	8.					
3.Building	6.	9.	Fract. Acre				
Financing 9 Unknown							
1.Convent	4.Seller	7.					
2.FHA/VA	5.Private	8.					
3.Assumed	6.Cash	9.Unknown	Acres				
Validity 1 Arms Length Sale							
1.Valid	4.Split	7.Renovate					
2.Related	5.Partial	8.Other					
3.Distress	6.Exempt	9.Foreclose	Total Acreage 2.00				
Verified 5 Public Record							
1.Buyer	4.Agent	7.Family					
2.Seller	5.Pub Rec	8.Other					
3.Lender	6.MLS	9.					

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

WISCASSET

Map Lot U10-007

Account 1606

Location 94 BIRCH POINT ROAD

Card 1 Of 1 9/15/2022

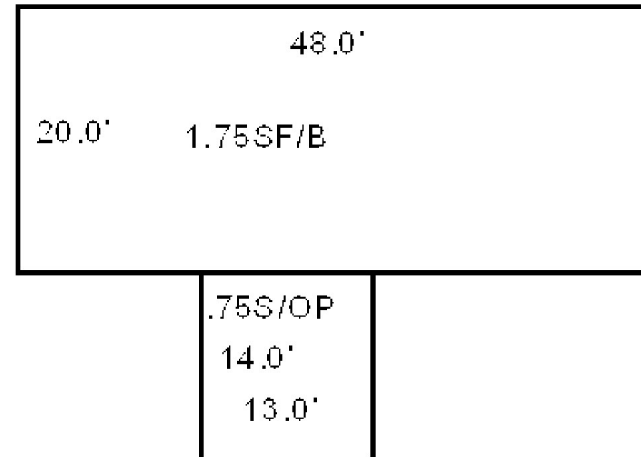
BARN 23X28

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.HWB	5.FWA	Attic 9 None		
Dwelling Units	1		2.HWC	6.GravWA	1.1/4 Fin	4.Full Fin	7.
Other Units	0		3.H Pump	7.Electric	2.1/2 Fin	5.Fl/Stair	8.
Stories	5 One & 3/4 Story		4.Steam	8.Fl/Wall	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	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	2.Heavy	5.Unknown	8.
Exterior Walls	8 ALUM/VINYL		3.H Pump	6.	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	Grade & Factor	3 Average 105%	
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	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	SQFT (Footprint) 960		
2.Slate	5.Wood	8.	2.TYPICAL	5.	Condition	6 Good	
3.Metal	6.Other	9.	3.Old Type	6.	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	1850		# 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.Defmoint	6.STYLE	9.None
3.Br/Stone	6.Piers	9.			Econ. % Good	100%	
Basement	3 3/4 Basement				Economic Code	None	
1.1/4 Bmt	4.Full Bmt	7.			0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.			1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None			2.Encroach	8.Other	9.
Bsmt Gar # Cars	0				Entrance Code	1 Interior Inspect	
Wet Basement	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 11/28/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	182	0 0	0	0 %	0 %		2.TWO STORY FRAM
1 ONE STORY	0	137	0 0	0	0 %	0 %		3.THREE STORY FR
155 1 ST BARN.....	0	644	2 100	2	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



GREEN, HARRY E
GREEN, ANITA L
20156 CHERRY TREE LANE
ESTERO FL 33928

B3376P267 B5059P188 B5126P273 B5154P249

Previous Owner
SECRETARY OF HOUSING AND URBAN DEV.
C/O INFORMATION SYSTEMS& NETWORKS CORP.
C/O HARRY E. GREEN & ANITA L. GREEN
WISCASSET ME 04578
Sale Date: 4/18/2017

Previous Owner
NICHOLS, DANIEL A. J/T
NICHOLS, SARA L.

WISCASSET ME 04578
Sale Date: 3/11/2016

Previous Owner
NEUENDORFF, DOROTHY A.

96 BIRCH POINT ROAD
WISCASSET ME 04578
Sale Date: 10/12/2004

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

5/9/2019 W/ Mrs. add wd

2003-FORMER OWNERS: MURIEL TRASK, JOAN SMYRSKI, &
JANET GRONDIN BK1698 PG267

2005-FORMER OWNER: DOROTHY NEUENDORFF BK2904
PG164 \$102,000.

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	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	4/18/2017
-----------	-----------

Price	96,000
-------	---------------

Sale Type	2 Land & Buildings
-----------	-------------------------------

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

Financing	9 Unknown
-----------	------------------

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

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

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2009	34,580	70,770	0	105,350
2010	34,600	70,800	0	105,400
2011	34,600	70,800	0	105,400
2012	34,600	70,800	0	105,400
2013	34,600	70,800	0	105,400
2014	34,600	70,800	0	105,400
2015	34,600	70,800	0	105,400
2016	34,600	70,800	0	105,400
2017	34,600	70,800	0	105,400
2018	34,600	70,800	0	105,400
2019	34,600	73,300	0	107,900
2020	34,600	73,300	0	107,900
2021	34,600	73,300	0	107,900
2022	34,600	73,300	0	107,900

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
Square Foot		Square Feet				9.Fract Share
16.Regular Lot				%		Acres
17.Secondary Site				%		30.Rear 20+
18.Secondary Site				%		31.Waterfront Rea
19.Condominium				%		32.Open Space
20.Base Homesite				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
Fract. Acre		Acreage/Sites				36.Pasture 3
21.HS Size Adj	20		1.00	100	% 0	37.Softwood
22.Base Waterfront	21		0.48	100	% 0	38.Mixed Wood
23.Deep WF Size A				%		39.Hardwood
Acres				%		40.Wasteland
24.Base Waterfront				%		41.CAMP SITE
25.Shallow WF Siz				%		42.Mobile Home Si
26.Base Water Inf				%		43.Condo Site
27.Influence W Si				%		44.Site Improve
28.Rear Land 1-10				%		45.CAMP SITE
29.Rear Land 11-2				%		
		Total Acreage		0.48		


WISCASSET

Map Lot U10-007-A

Account 1607

Location 96 BIRCH POINT ROAD

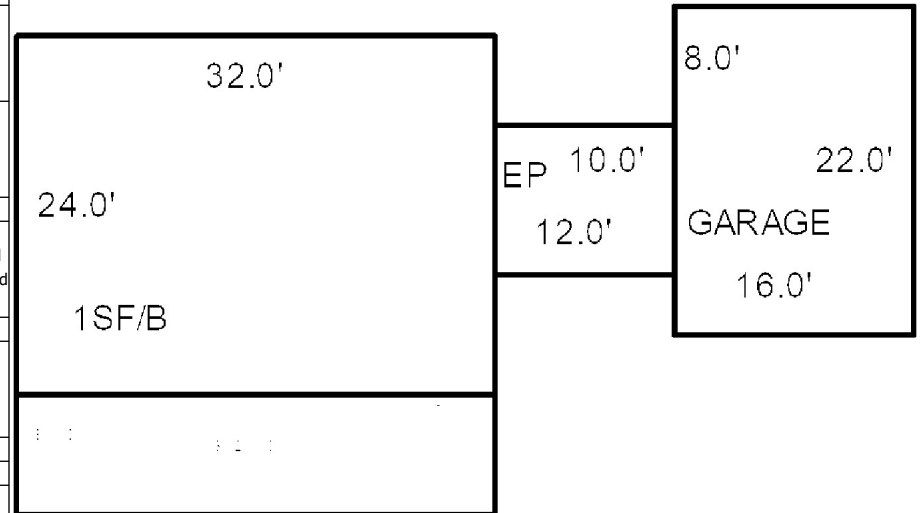
Card 1 Of 1 9/15/2022

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 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) 768
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 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 11/28/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	0	120	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	0	352	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	2018	256	3 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U10-008

Account 1608

Location 91 BIRCH POINT ROAD

Card 1 Of 1 9/15/2022

RYAN, ANDREW J
HAYWARD, JENNIFER G
91 BIRCH POINT RD
WISCASSET ME 04578
USA
B2365P66 B5376P223

Previous Owner
MITCHELL, GLENDA R
91 BIRCH POINT RD

WISCASSET ME 04578
Sale Date: 4/26/2019

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2003- INCREASED DWELLING UNITS AS ROOMS ARE RENTED OUT LIKE APARTMENTS. ALSO ADDED 1 BATH. REVAL TEAM MARKED CARD AS ESTIMATE IN 1998.
10/27/03-MRS. MITCHELL CALLED AND STATED THAT SHE HAD TWO ROOMMATES AND DID NOT RENT OUT APARTMENTS. ALL USE SAME BATH AND KITCHEN. ABATEMENT FORM SENT.
1/6/04-ABATEMENT HEARING HELD AND SITE VISIT WARRANTED TO SEE QUALITY OF ADDITION THAT USED TO WISCASSET.
1/27/04-SITE VISIT. ASSESSOR AGENT WENT THROUGH

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			
			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			4/26/2019
Price			195,900
Sale Type			2 Land & Buildings
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			9 Unknown
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			1 Arms Length Sale
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified			5 Public Record
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2009	34,420	181,160	13,000	202,580
2010	34,400	181,200	10,000	205,600
2011	34,400	182,800	10,000	207,200
2012	34,400	182,000	10,000	206,400
2013	34,400	182,000	10,000	206,400
2014	34,400	150,200	10,000	174,600
2015	34,400	150,200	10,000	174,600
2016	34,400	151,000	15,000	170,400
2017	34,400	151,000	20,000	165,400
2018	34,400	151,000	20,000	165,400
2019	34,400	151,000	20,000	165,400
2020	34,400	151,000	0	185,400
2021	34,400	151,000	0	185,400
2022	34,400	151,000	24,000	161,400

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.43				

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

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

Square Feet

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

Effective

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

Square Feet

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

Influence

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

Square Feet

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

Factor

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

Square Feet

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

Code

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

Square Feet

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

WISCASSET

Map Lot U10-008


Account 1608

Location 91 BIRCH POINT ROAD

Card 1

Of 1

9/15/2022

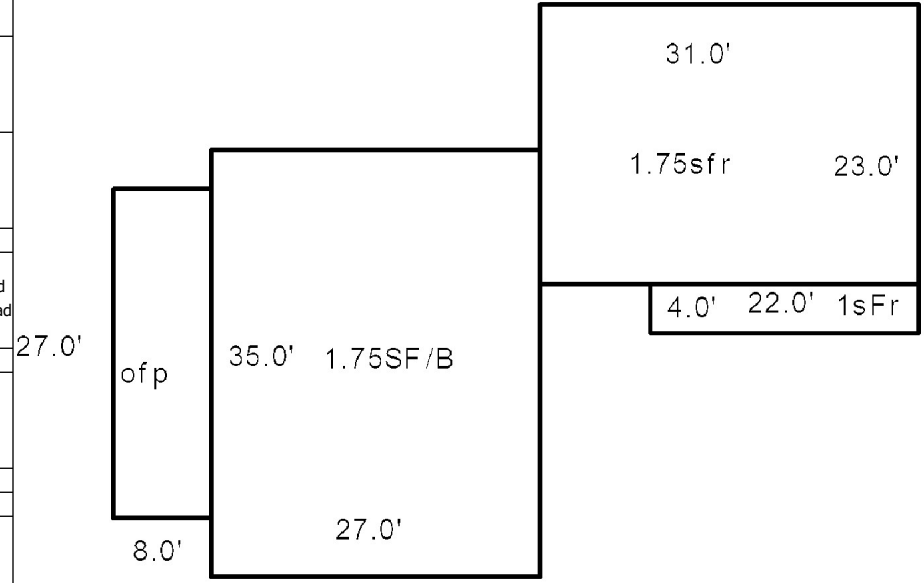
Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 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) 945
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 5	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 3	Phys. % Good 0%
Year Built 1900	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2012	# 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 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 5 Estimated
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 8/11/2008

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
5 1 & 3/4 STORY FR	2007	207	3 100	3	0 %	90 %	
5 1 & 3/4 STORY FR	2002	506	3 100	3	0 %	90 %	
1 ONE STORY	1900	88	3 100	2	0 %	90 %	
21 Open Frame	2007	216	3 100	2	0 %	100 %	
24 Frame Shed	2010	128	3 100	5	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 U10-009			Account 1609			Location 83 BIRCH POINT ROAD			Card 1		Of 1		9/15/2022		
CLINTON, MICHAEL J CLINTON, ELIZABETH J 83 BIRCH POINT RD WISCASSET MAINE 04578						Property Data			Assessment Record						
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2009	36,440	162,190	0	198,630		
						FARM LAND YEAR 0			2010	36,400	162,200	0	198,600		
						OPEN SPACE YEAR 0			2011	36,400	162,200	0	198,600		
B4039P159 B4223P319 B4693P110 B4935P39						Zone/Land Use 21 RURAL			2012	36,400	162,200	0	198,600		
Previous Owner GAGNON, DEBORAH L. & GAGNON, DAVID A. COLLAMORE, CYNTHIA G. & GAGNON, JOSEPH S. C/O DEBORAH L. GAGNON DRESDEN ME 04342 Sale Date: 9/30/2015						Secondary Zone			2013	36,400	162,200	0	198,600		
									2014	36,400	162,200	0	198,600		
						Topography 1 Level			2015	36,400	162,200	0	198,600		
Previous Owner GAGNON, ALLEN W. (DEVISEES) GAGNON,DAVID,JOSEPH,CYNTHIA & DEBORAH C/O DEBORAH L. CRONK DRESDEN ME 04342 Sale Date: 11/10/2009						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2016	36,400	162,200	0	198,600		
									2017	36,400	162,200	0	198,600		
						Utilities 1 All Public			2018	36,400	162,200	0	198,600		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2019	36,400	162,200	20,000	178,600		
									2020	36,400	162,200	25,000	173,600		
									2021	36,400	163,100	25,000	174,500		
									2022	36,400	163,100	24,000	175,500		
						Land Data									
						Front Foot		Type	Effective		Influence		Influence Codes		
									Frontage	Depth	Factor	Code			
11.Regular Lot			%												
12.Delta Triangle			%												
13.Nabla Triangle			%												
14.Rear Land			%												
15.Front Foot			%												
			%												
			%												
			%												
Square Foot			Square Feet												
					%										
					%										
					%										
					%										
					%										
					%										
					%										
					%										
					%										
Fract. Acre			Acreage/Sites												
			20	1.00	100	%	0								
			21	1.00	100	%	0								
			28	0.07	100	%	0								
					%										
					%										
					%										
					%										
					%										
					%										
Notes: 6/9/21 W/MRS REMOD OF SMALL AREA IN FRONT OF HOUSE FOR DOG GROOMING BIZ, N/V CHANGE, ADD ONE PLUMB FIX. 2002-SHOULD BE ADDITION OVER BASEMENT WITH BATHROOM. 2002-ONLY A 27 X 18 CAPPED FOUNDATION AND A 5 X 6 BULKHEAD. CHECK IN 2003. 2003-DOWNSTAIRS/ADDITION DONE CHECK IN 2004 FOR UPSTAIRS COMPLETION 2004-CHECK FOR UPSTAIRS COMPLETION AND FINISHED WISCASSET UPSTAIRS. ALL COMPLETE. 2006-REMOVED OLD DECK AND ADDED NEW OPEN FRAME						Verified 1 Buyer									
						1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.									
						Total Acreage		1.07							

WISCASSET

Map Lot U10-009

Account 1609

Location 83 BIRCH POINT ROAD

Card 1

Of 1

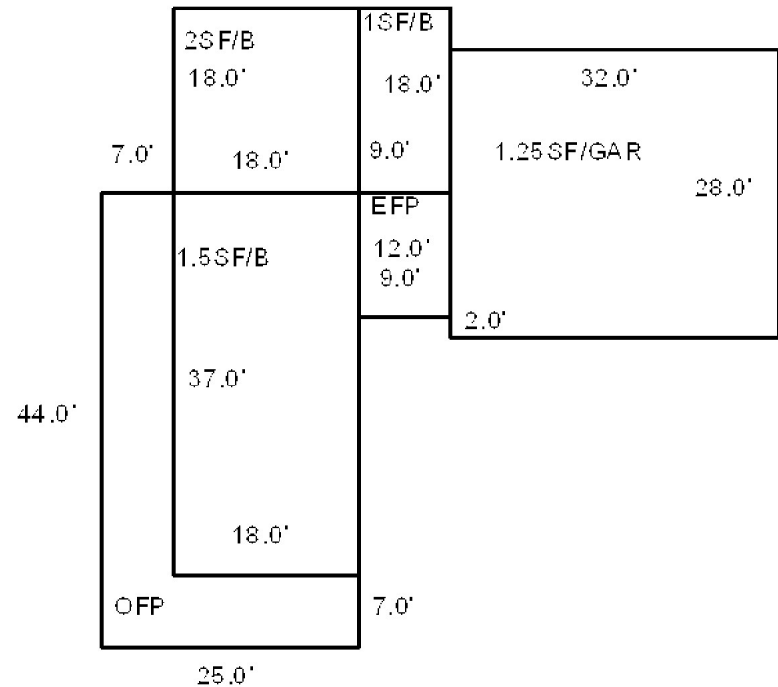
9/15/2022

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 666
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 1845	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2003	# Addn Fixtures 1	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 3 3/4 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/28/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	0	108	0 0	0	0 %	0 %		1.ONE STORY FRAM
76 1.25 ST	1980	896	3 100	4	0 %	100 %		2.TWO STORY FRAM
11 1	2002	162	3 110	5	0 %	100 %		3.THREE STORY FR
12 2	2002	324	3 110	5	0 %	100 %		4.1 & 1/2 STORY
21 Open Frame	2005	434	3 100	4	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U10-010			Account 1610			Location 77 BIRCH POINT ROAD			Card 1		Of 1		9/15/2022			
VILES, PATRICIA B WISCASSET ME 04578						Property Data			Assessment Record							
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total			
						Tree Growth Year 0			2009	36,380	203,010	6,000	233,390			
						FARM LAND YEAR 0			2010	36,400	203,000	6,000	233,400			
						OPEN SPACE YEAR 0			2011	36,400	203,000	6,000	233,400			
B3630P164						Zone/Land Use 21 RURAL			2012	36,400	203,000	6,000	233,400			
Previous Owner VILES, FREDERICK M. (HEIRS) VILES, PATRICIA B. P/R						Secondary Zone			2013	36,400	203,000	6,000	233,400			
									2014	36,400	203,000	6,000	233,400			
WISCASSET ME 04578 Sale Date: 1/18/2006						Topography 2 Rolling			2015	36,400	203,000	6,000	233,400			
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2016	36,400	203,000	6,000	233,400			
						Utilities 1 All Public			2017	36,400	203,000	6,000	233,400			
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2018	36,400	203,000	6,000	233,400			
									2019	36,400	203,000	6,000	233,400			
									2020	36,400	203,000	6,000	233,400			
									2021	36,400	203,000	6,000	233,400			
						Street 1 Paved			2022	36,400	203,000	5,760	233,640			
						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 1/18/2006								%		
Price					%											
Inspection Witnessed By:						Sale Data			Square Foot			Square Feet				
						11.Regular Lot								%		1.Open Space
						12.Delta Triangle								%		2.Neighborhood A
						13.Nabla Triangle								%		3.Topography
						X						14.Rear Land				
15.Front Foot					%								5.Access			
					%								6.Restriction			
					%								7.Corner/Locatio			
					%								8.View/Environ			
Notes: 2002 FORMER OWNER: ARTHUR & LOIS STEVENS BK1992 PG0122 2006-PATRICIA B. VILES APPOINTED PERSONAL REPRESENTATIVE ON 8/9/05. FREDERICK VILES DIED 7/10/05. DEED OF DISTRIBUTION DONE IN JANUARY 2006. PREVIOUS BK2824 PG250, BOUGHT 3/14/02 FOR \$152,000.						Fract. Acre									9.Fract Share	
						21.HS Size Adj								30.Rear 20+		
						22.Base Waterfron								31.Waterfront Rea		
						23.Deep WF Size A								32.Open Space		
						Acres								33.RestrictEsm		
WISCASSET						24.Base Waterfron								34.PASTURE 1		
						25.Shallow WF Siz							35.HORTICULTURAL-			
						26.Base Water Inf							36.Pasture 3			
						27.Influence W Si							37.Softwood			
						28.Rear Land 1-10							38.Mixed Wood			
						29.Rear Land 11-2								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 U10-010

Account 1610

Location 77 BIRCH POINT ROAD

Card 1

Of 1

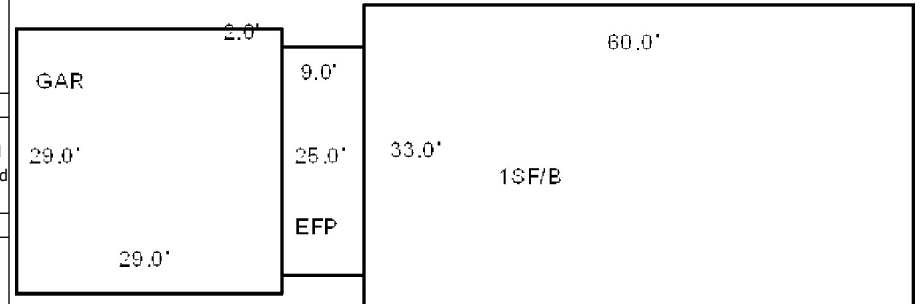
9/15/2022

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 6 BRICK/STONE	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) 1980
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1971	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/16/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	196	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	0	841	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



Map Lot U10-011

Account 1611

Location 65 BIRCH POINT ROAD

Card 1 Of 1 9/15/2022

WISCASSET WATER DISTRICT
WISCASSET ME 04578

B1258P39

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

6/9/21 CLOSED ADD 28x28 1 1/2sGAR ADDN
Pump station 911 address is: 67 Birch Point Road
2013-Added 28 x 36 garage

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	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
2009	272,800	170,400	443,200	0
2010	272,800	170,400	443,200	0
2011	272,800	170,400	443,200	0
2012	272,800	174,300	447,100	0
2013	272,800	235,600	508,400	0
2014	272,800	235,600	508,400	0
2015	272,800	235,600	508,400	0
2016	272,800	235,600	508,400	0
2017	272,800	235,600	508,400	0
2018	272,800	235,600	508,400	0
2019	272,800	235,600	508,400	0
2020	272,800	235,600	508,400	0
2021	272,800	284,100	556,900	0
2022	272,800	284,100	556,900	0

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		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		38.00				


WISCASSET

Map Lot U10-011

Account 1611

Location 65 BIRCH POINT ROAD

Card 1 Of 1 9/15/2022

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 4 Full Finished
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 4 Obsolete	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 4 Obsolete	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1008
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1991	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

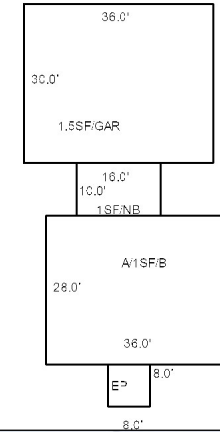
Date Inspected 11/30/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
77 1.50 ST	0	1080	0 0	0	0 %	100 %		1.ONE STORY FRAM
1 ONE STORY	0	160	0 0	0	0 %	100 %		2.TWO STORY FRAM
22 Encl Frame Porch	0	64	0 0	0	0 %	100 %		3.THREE STORY FR
24 Frame Shed	1960	800	4 100	4	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	2002	144	4 100	4	0 %	100 %		5.1 & 3/4 STORY
77 1.50 ST	2012	1008	4 100	4	0 %	100 %		6.2 & 1/2 STORY
77 1.50 ST	2020	784	4 100	4	0 %	100 %		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

2020 GAR ADDN

2012 GAR



Map Lot U10-012

Account 2129

Location SOUTH SIDE BIRCH POINT RD

Card 1 Of 1 9/15/2022

CENTRAL MAINE POWER
c/o AVANGRID MANAGEMENT COMPANY-LOCAL TAXES
PORTLAND ME 04101

CENTRAL MAINE POWER c/o AVANGRID MANAGEMENT COMPANY-LOCAL TAXES PORTLAND ME 04101			Property Data			Assessment Record							
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2009	9,600	0	0	9,600			
			FARM LAND YEAR 0			2010	9,600	0	0	9,600			
			OPEN SPACE YEAR 0			2011	9,600	0	0	9,600			
			Zone/Land Use 23 UTILITY ROW			2012	9,600	0	0	9,600			
			Secondary Zone			2013	9,600	0	0	9,600			
						2014	9,600	0	0	9,600			
			Topography 1 Level			2015	9,600	0	0	9,600			
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2016	9,600	0	0	9,600			
						2017	9,600	0	0	9,600			
			Utilities 1 All Public			2018	9,600	0	0	9,600			
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2019	9,600	0	0	9,600			
						2020	9,600	0	0	9,600			
			Street 1 Paved			2021	9,600	0	0	9,600			
						2022	9,600	0	0	9,600			
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			Land Data							
						Front Foot		Type	Effective		Influence		Influence Codes
									Frontage	Depth	Factor	Code	
Inspection Witnessed By:			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot					%		1.Open Space			
								%		2.Neighborhood A			
								%		3.Topography			
								%		4.Size/Shape			
								%		5.Access			
X								%		6.Restriction			
								%		7.Corner/Locatio			
								%		8.View/Environ			
								%		9.Fract Share			
								%		Acres			
No./Date			Description		Date Insp.				30.Rear 20+				
									31.Waterfront Rea				
									32.Open Space				
									33.RestrictEsm				
									34.PASTURE 1				
Notes:									35.HORTICULTURAL-				
									36.Pasture 3				
									37.Softwood				
									38.Mixed Wood				
									39.Hardwood				
WISCASSET									40.Wasteland				
									41.CAMP SITE				
									42.Mobile Home Si				
									43.Condo Site				
									44.Site Improve				
									45.CAMP SITE				
									46.PAVING/00				
									Total Acreage 4.80				

WISCASSET

Map Lot U10-012

Account 2129

Location SOUTH SIDE BIRCH POINT RD

Card 1 Of 1 9/15/2022

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 4 Unoccupied		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4. 7.					2.Refusal 5.Estimate 8.		
2.Damp	5. 8.		3.Informed 6. 9.					
3.Wet	6. 9.		Information Code 5 Estimate					
			1.Owner 4.Agent 7.					
			2.Relative 5.Estimate 8.					
			3.Tenant 6.Other 9.					
Date Inspected 11/28/2006								1.ONE STORY FRAM
Additions, Outbuildings & Improvements								2.TWO STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot U10-014

Account 1612

Location 44 BIRCH POINT ROAD

Card 1 Of 1 9/15/2022

HARRISON, LOUISE M
WISCASSET ME 04578

B1067P186

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

7/23/08-Chimney was lined and no longer available for any fireplaces to vent into it. Removed fireplaces for assessment purposes.

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2009	35,710	100,100	13,000	122,810
2010	35,700	100,100	10,000	125,800
2011	35,700	100,100	10,000	125,800
2012	35,700	100,100	10,000	125,800
2013	35,700	100,100	10,000	125,800
2014	35,700	100,100	10,000	125,800
2015	35,700	100,100	10,000	125,800
2016	35,700	100,100	15,000	120,800
2017	35,700	100,100	20,000	115,800
2018	35,700	100,100	20,000	115,800
2019	35,700	100,100	20,000	115,800
2020	35,700	100,100	25,000	110,800
2021	35,700	100,100	25,000	110,800
2022	35,700	100,100	24,000	111,800

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
		Total Acreage		0.82		

WISCASSET

Map Lot U10-014

Account 1612

Location 44 BIRCH POINT ROAD

Card 1

Of 1

9/15/2022

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 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 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 1935	# Half Baths 1	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 3/10/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
28 Unfinished Attic	0	216	0 0	0	0 %	0 %	
1 ONE STORY	0	216	0 0	0	0 %	0 %	
23 Frame Garage	0	400	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

18.0'

12.0'

UA/1S FR

1.5 SF/B

26.0'

36.0'

GARAGE 20 X 20



Map Lot U10-016

Account 1613

Location 2 JOHNSON STREET

Card 1 Of 1 9/15/2022

TARDIFF, JOSHUA A
TARDIFF, AMBERLYN R
2 JOHNSON STREET
WISCASSET ME 04578

B5559P181

Previous Owner
RINES, ROBERT A
114 BIRCH POINT ROAD

WISCASSET ME 04578
Sale Date: 7/31/2020

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

10/258/2011 REMOVED ABOVE GROUND POOL AND
VALUE//J2

2013-Janet Rines passed away January 2013, leaving property
to joint tenant.

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	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	7/31/2020		
Price	165,000		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2009	34,750	70,390	13,000	92,140
2010	34,700	70,400	10,000	95,100
2011	34,700	70,400	10,000	95,100
2012	34,700	69,400	10,000	94,100
2013	34,700	69,400	10,000	94,100
2014	34,700	70,400	10,000	95,100
2015	34,700	70,400	10,000	95,100
2016	34,700	70,400	15,000	90,100
2017	34,700	70,400	20,000	85,100
2018	34,700	70,400	20,000	85,100
2019	34,700	70,400	20,000	85,100
2020	34,700	70,400	25,000	80,100
2021	34,700	70,400	0	105,100
2022	34,700	70,400	0	105,100

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		0.53				

WISCASSET

Map Lot U10-016


Account 1613

Location 2 JOHNSON STREET

Card 1

Of 1

9/15/2022

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 8 Floor/Wall Unit	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 480
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 1940	# 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 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

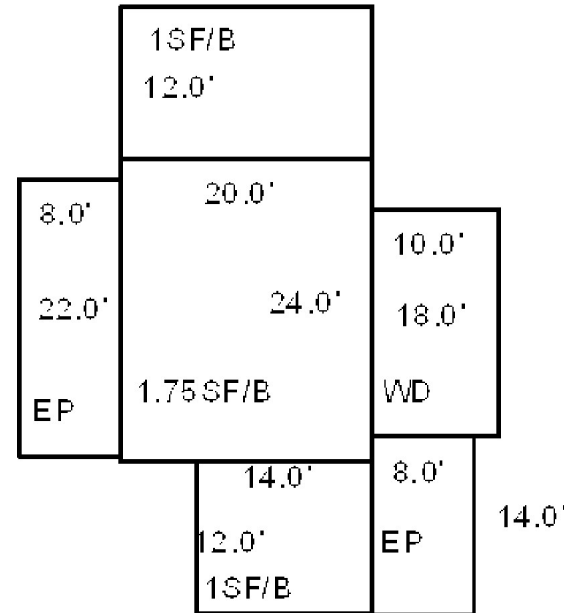
Date Inspected 3/10/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	0	168	0 0	0	0 %	0 %	
11 1	0	240	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	176	0 0	0	0 %	0 %	
24 Frame Shed	1960	96	3 100	4	0 %	100 %	
68 Wood Deck	0	180	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	112	0 0	0	0 %	0 %	
73 AB.GR. POOL.....	2013	1	3 100	0	99 %	0 %	
					%	%	
					%	%	
					%	%	

IGPOOL

SHED 8X12



Map Lot U10-017

Account 1614

Location 8 JOHNSON STREET

Card 1 Of 1 9/15/2022

BICKFORD, BENJAMIN G
WISCASSET ME 04578

B4213P181

Previous Owner
TITCOMB, ALBERTA R. (DEWISEES)
PONTAU,ROBERT,MICHAEL,SCOTT, & PORTER,PATRICIA
C/O ROBERT A. PONTAU, SR.
WISCASSET ME 04578
Sale Date: 10/15/2009

Previous Owner
TITCOMB, ALBERTA R.
8 JOHNSON STREET

WISCASSET ME 04578
Sale Date: 11/21/2007

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:
2008-MRS. TITCOMB PASSED AWAY 11/02/07 LEAVING
PROPERTY TO CHILDREN IN EQUAL SHARES. PREVIOUS
BK1082 PG25.

WISCASSET

Property Data			Assessment Record							
Neighborhood 109 SOUTHEAST			Year	Land		Buildings		Exempt	Total	
			2009	34,160		53,510		0	87,670	
Tree Growth Year 0			2010	34,200		53,500		0	87,700	
FARM LAND YEAR 0			2011	34,200		53,500		0	87,700	
OPEN SPACE YEAR 0			2012	34,200		53,500		10,000	77,700	
Zone/Land Use 21 RURAL			2013	34,200		53,500		10,000	77,700	
			2014	34,200		53,500		10,000	77,700	
Secondary Zone			2015	34,200		53,500		10,000	77,700	
Topography 1 Level			2016	34,200		53,500		15,000	72,700	
			2017	34,200		53,500		20,000	67,700	
1.Level 2.Rolling 3.Above St	4.Below St 5.Low 6.Swampy	7.Steep 8.Rough 9.	2018	34,200		53,500		20,000	67,700	
Utilities 1 All Public			2019	34,200		54,100		20,000	68,300	
1.Public 2.Water 3.Sewer	4.Dr Well 5.DUG/LAKE 6.Septic	7.Cesspool 8. 9.None	2020	34,200		54,100		25,000	63,300	
Street 1 Paved			2021	34,200		54,100		25,000	63,300	
			2022	34,200		54,100		24,000	64,300	
1.Paved 2.Semi Imp 3.Gravel			Land Data							
TREE GROWTH PLAN 0 CONSERV EASE 0 Sale Data Sale Date 10/15/2009 Price 108,000 Sale Type 2 Land & Buildings 1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9. Financing 9 Unknown 1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown Validity 1 Arms Length Sale 1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose Verified 5 Public Record 1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			Front Foot	Type	Effective		Influence		Influence Codes	
					Frontage	Depth	Factor	Code		
				11.Regular Lot				%		1.Open Space
				12.Delta Triangle				%		2.Neighborhood A
				13.Nabla Triangle				%		3.Topography
				14.Rear Land				%		4.Size/Shape
				15.Front Foot				%		5.Access
			Square Foot		Square Feet				6.Restriction	
									7.Corner/Locatio	
				16.Regular Lot				%		8.View/Environ
				17.Secondary Site				%		9.Fract Share
				18.Secondary Site				%		Acres
				19.Condominium				%		
				20.Base Homesite				%		
			Fract. Acre	Acreage/Sites					30.Rear 20+	
21.HS Size Adj						31.Waterfront Rea				
22.Base Waterfron	20	1.00		100	%	0	32.Open Space			
23.Deep WF Size A	21	0.35		100	%	0	33.RestrictEsm			
Acres						%		34.PASTURE 1		
	24.Base Waterfron				%		35.HORTICULTURAL-			
	25.Shallow WF Siz				%		36.Pasture 3			
	26.Base Water Inf				%		37.Softwood			
	27.Influence W Si				%		38.Mixed Wood			
28.Rear Land 1-10				%		39.Hardwood				
29.Rear Land 11-2				%		40.Wasteland				
Total Acreage 0.35							41.CAMP SITE			
							42.Mobile Home Si			
							43.Condo Site			
							44.Site Improveme			
							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 U10-017

Account 1614

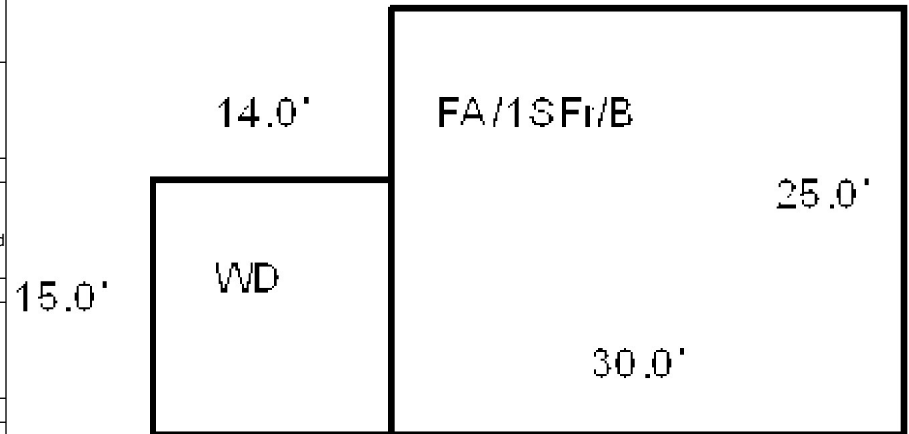
Location 8 JOHNSON STREET

Card 1 Of 1 9/15/2022

Building Style			4 Cape Cod			SF Bsmt Living			0			Layout			1 Typical											
1.Conv.			5.Colonial			9.Other			Fin Bsmt Grade			0 0			1.Typical			4.			7.					
2.Ranch			6.Split			10.Double			HEARTH			0			2.Inadeq			5.			8.					
3.R Ranch			7.Mod/Cont			11.Multi			Heat Type			100% 5 Forced Warm Air			3.			6.			9.					
4.Cape			8.Log			12.Cot.			1.HWBB			5.FWA			9.No Heat			Attic 2 1/2 Finished								
Dwelling Units			1						2.HWCI			6.GravWA			10.			1.1/4 Fin			4.Full Fin			7.		
Other Units			0						3.H Pump			7.Electric			11.			2.1/2 Fin			5.F/Stair			8.		
Stories			1 One Story						4.Steam			8.FI/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)			750					
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			3						3.Avg-			6.Good			9.Same		
OPEN-4-CUSTOM			0						# Full Baths			1						Phys. % Good			0%					
Year Built			1958						# Half Baths			0						Funct. % Good			100%					
Year Remodeled			0						# Addn Fixtures			0						Functional Code			9 None					
Foundation			2 Concrete Block						# Fireplaces			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.Defmoint			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					

Date Inspected 11/28/2006

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
68 Wood Deck	1980	210	3 100	4	0 %	100 %		3.THREE STORY FR
24 Frame Shed	2019	120	2 100	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 U10-019

Account 1615

Location 12 JOHNSON STREET

Card 1 Of 1 9/15/2022

SOULE, DENNIS E
SOULE, JANE E
WISCASSET ME 04578

B1467P152

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood 109 SOUTHEAST			Year	Land		Buildings		Exempt	Total
			2009	36,980		120,140		19,000	138,120
Tree Growth Year 0			2010	37,000		120,100		16,000	141,100
FARM LAND YEAR 0			2011	37,000		120,100		16,000	141,100
OPEN SPACE YEAR 0			2012	37,000		120,100		16,000	141,100
Zone/Land Use 21 RURAL			2013	37,000		120,100		16,000	141,100
Secondary Zone			2014	37,000		120,100		16,000	141,100
			2015	37,000		120,100		16,000	141,100
Topography 1 Level			2016	37,000		120,100		21,000	136,100
1.Level	4.Below St	7.Steep	2017	37,000		120,100		26,000	131,100
2.Rolling	5.Low	8.Rough	2018	37,000		120,100		26,000	131,100
3.Above St	6.Swampy	9.		37,000		120,100		31,000	126,100
Utilities	4 Drilled Well	6 Septic System	2019	37,000		120,100		26,000	131,100
1.Public	4.Dr Well	7.Cesspool	2020	37,000		120,100		31,000	126,100
2.Water	5.DUG/LAKE	8.	2021	37,000		120,100		31,000	126,100
3.Sewer	6.Septic	9.None	2022	37,000		120,100		29,760	127,340
Street 1 Paved			Land Data						
1.Paved	4.Proposed	7.							
2.Semi Imp	5.Private	8.	Front Foot						
3.Gravel	6.Pub Eas	9.NoStreet							
TREE GROWTH PLAN 0			11.Regular Lot						
CONSERV EASE 0									
Sale Data			12.Delta Triangle						
Sale Date			13.Nabla Triangle						
Price									
Sale Type			14.Rear Land						
1.Land									
2.L & B									
3.Building			Square Foot						
Financing									
1.Convent			16.Regular Lot						
2.FHA/VA									
3.Assumed			17.Secondary Site						
Validity									
1.Valid			18.Secondary Site						
2.Related									
3.Distress			19.Condominium						
Verified									
1.Buyer			20.Base Homesite						
2.Seller									
3.Lender			Fract. Acre						
			21.HS Size Adj						
			22.Base Waterfron						
			23.Deep WF Size A						
			Acres						
			24.Base Waterfron						
			25.Shallow WF Siz						
			26.Base Water Inf						
			27.Influence W Si						
			28.Rear Land 1-10						
			29.Rear Land 11-2						
			Total Acreage 1.34						


WISCASSET

Map Lot U10-019

Account 1615

Location 12 JOHNSON STREET

Card 1 Of 1 9/15/2022

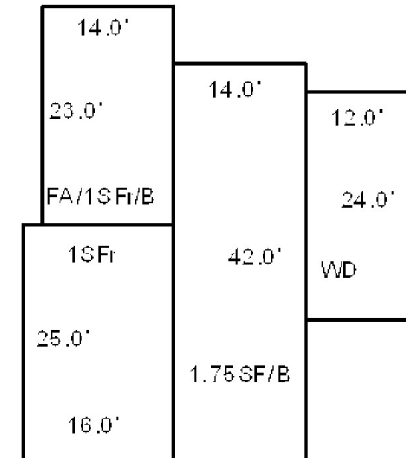
Building Style 5 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
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 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) 588
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 1982	# 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 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/08/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	0	400	0 0	0	0 %	0 %	
11 1	0	322	0 0	0	0 %	0 %	
68 Wood Deck	0	288	0 0	0	0 %	0 %	
29 Finished Attic	0	322	0 0	0	0 %	0 %	
24 Frame Shed	2004	336	2 100	4	0 %	100 %	
24 Frame Shed	2003	352	2 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	

\$HED 12X28



\$HED 16X22



Map Lot U10-020

Account 1616

Location 11 JOHNSON STREET

Card 1 Of 1 9/15/2022

JONES, GLORIA H
C/O DEANNA MEYER
CASA GRANDE AZ 85122

B1419P288

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

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		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
2009	33,790	41,630	13,000	62,420
2010	33,800	41,600	10,000	65,400
2011	33,800	41,600	10,000	65,400
2012	33,800	41,600	10,000	65,400
2013	33,800	41,600	10,000	65,400
2014	33,800	41,600	10,000	65,400
2015	33,800	41,600	10,000	65,400
2016	33,800	41,600	15,000	60,400
2017	33,800	41,600	20,000	55,400
2018	33,800	41,600	20,000	55,400
2019	33,800	41,600	20,000	55,400
2020	33,800	41,600	25,000	50,400
2021	33,800	41,600	25,000	50,400
2022	33,800	41,600	24,000	51,400

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.24				




WISCASSET

Map Lot U10-020

Account 1616

Location 11 JOHNSON STREET

Card 1 Of 1 9/15/2022

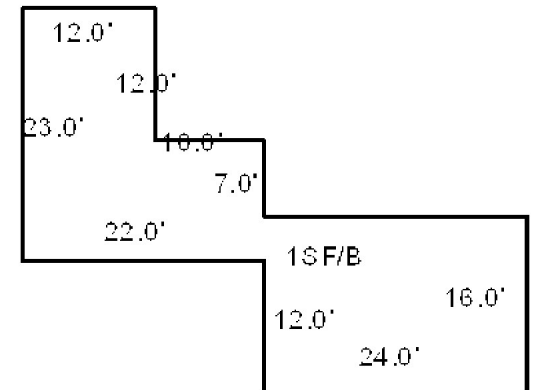
Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
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.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 4 ASBESTOS/ASPHALT	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 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) 770
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 1900	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 7 LAYOUT
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 2 1/2 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/08/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	1900	336	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

GARAGE 14X24



Map Lot U10-021

Account 1617

Location 9 JOHNSON STREET

Card 1 Of 1 9/15/2022

URQUHART, CARL G
URQUHART, GRACIE B
WISCASSET ME 04578

B627P217

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2002-changed deck to shed, no deck at all and added an enclosed frame porch.

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 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
2009	34,720	85,520	19,000	101,240
2010	34,700	85,500	16,000	104,200
2011	34,700	85,500	16,000	104,200
2012	34,700	85,500	16,000	104,200
2013	34,700	85,500	16,000	104,200
2014	34,700	85,500	16,000	104,200
2015	34,700	85,500	16,000	104,200
2016	34,700	85,500	21,000	99,200
2017	34,700	85,500	26,000	94,200
2018	34,700	85,500	26,000	94,200
2019	34,700	85,500	26,000	94,200
2020	34,700	85,500	31,000	89,200
2021	34,700	85,500	31,000	89,200
2022	34,700	85,500	29,760	90,440

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
		Total Acreage		0.52		


WISCASSET

Map Lot U10-021

Account 1617

Location 9 JOHNSON STREET

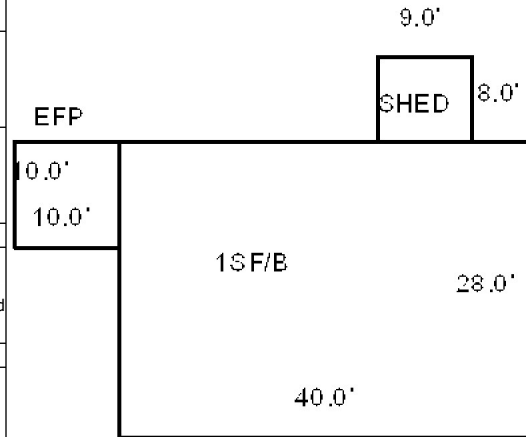
Card 1 Of 1 9/15/2022

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 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) 1120
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1954	# 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 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/16/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	0	768	3 100	4	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	0	72	3 100	4	0 %	100 %		2.TWO STORY FRAM
22 Encl Frame Porch	2001	100	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



GARAGE 24X32



WENTWORTH, CLARA D
WENTWORTH, SCHUYLER A
WISCASSET ME 04578

B5417P213

Previous Owner
WENTWORTH, JOSEPH B.
WENTWORTH, CLARA D.

WISCASSET ME 04578
Sale Date: 10/14/2013

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2014-Joseph Wentworth passed away 10/14/13.

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		1 Level	
1.Level		4.Below St	
2.Rolling		5.Low	
3.Above St		6.Swampy	
Utilities		1 All Public	
1.Public		4.Dr Well	
2.Water		5.DUG/LAKE	
3.Sewer		6.Septic	
Street		1 Paved	
1.Paved		4.Proposed	
2.Semi Imp		5.Private	
3.Gravel		6.Pub Eas	
TREE GROWTH PLAN		0	
CONSERV EASE		0	
Sale Data			
Sale Date		10/14/2013	
Price			
Sale Type		2 Land & Buildings	
1.Land		4.Mobile	
2.L & B		5.Other	
3.Building		6.	
Financing		9 Unknown	
1.Convent		4.Seller	
2.FHA/VA		5.Private	
3.Assumed		6.Cash	
Validity		2 Related Parties	
1.Valid		4.Split	
2.Related		5.Partial	
3.Distress		6.Exempt	
Verified		5 Public Record	
1.Buyer		4.Agent	
2.Seller		5.Pub Rec	
3.Lender		6.MLS	

Assessment Record

Year	Land	Buildings	Exempt	Total
2009	35,310	118,260	19,000	134,570
2010	35,300	118,300	16,000	137,600
2011	35,300	118,300	16,000	137,600
2012	35,300	118,300	16,000	137,600
2013	35,300	118,300	16,000	137,600
2014	35,300	118,300	16,000	137,600
2015	35,300	118,300	16,000	137,600
2016	35,300	118,300	21,000	132,600
2017	35,300	118,300	26,000	127,600
2018	35,300	118,300	26,000	127,600
2019	35,300	118,300	26,000	127,600
2020	35,300	118,300	31,000	122,600
2021	35,300	118,300	31,000	122,600
2022	35,300	118,300	29,760	123,840

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
Square Foot		Square Feet				Acres
16.Regular Lot				%		30.Rear 20+
17.Secondary Site				%		31.Waterfront Rea
18.Secondary Site				%		32.Open Space
19.Condominium				%		33.RestrictEsm
20.Base Homesite				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
Fract. Acre		Acreage/Sites				37.Softwood
21.HS Size Adj	20	1.00	100	%	0	38.Mixed Wood
22.Base Waterfron	21	0.70	100	%	0	39.Hardwood
23.Deep WF Size A				%		40.Wasteland
Acres				%		41.CAMP SITE
24.Base Waterfron				%		42.Mobile Home Si
25.Shallow WF Siz				%		43.Condo Site
26.Base Water Inf				%		44.Site Improve
27.Influence W Si				%		45.CAMP SITE
28.Rear Land 1-10						
29.Rear Land 11-2						
		Total Acreage		0.70		

WISCASSET

Map Lot U10-022

Account 1618

Location 27 BIRCH POINT ROAD

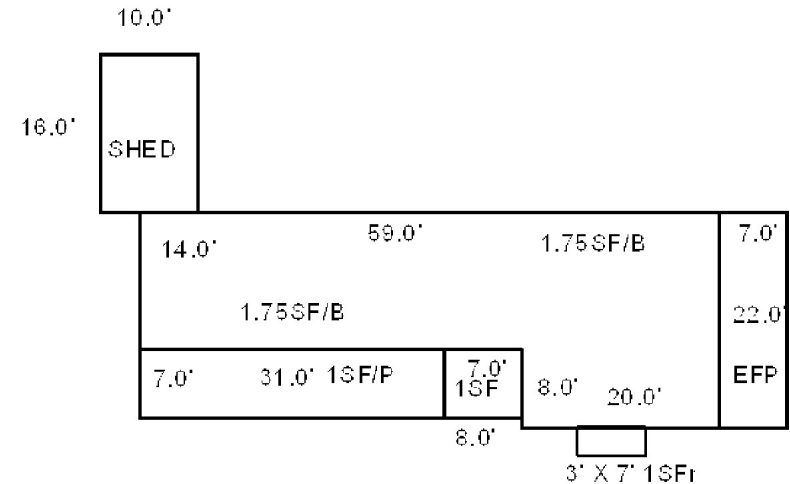
Card 1

Of 1

9/15/2022

Building Style 5 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 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 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 986
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 1910	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

GARAGE 18X20



Date Inspected 11/28/2006

Additions, Outbuildings & Improvements								Sound Value
Type	Year	Units	Grade	Cond	Phys.	Funct.		
1 ONE STORY	0	217	0 0	0	0 %	0 %		1.ONE STORY FRAM
1 ONE STORY	0	21	0 0	0	0 %	0 %		2.TWO STORY FRAM
1 ONE STORY	0	56	0 0	0	0 %	0 %		3.THREE STORY FR
22 Encl Frame Porch	0	154	0 0	0	0 %	0 %		4.1 & 1/2 STORY
24 Frame Shed	0	160	2 100	3	0 %	100 %		5.1 & 3/4 STORY
23 Frame Garage	1970	360	3 100	3	0 %	100 %		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1\$Fr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U10-023

Account 1619

Location 262 BATH ROAD

Card 1 Of 1 9/15/2022

PITCHER, HEATHER
754 BATH ROAD
WISCASSET ME 04578

B2134P231 B4550P307 B5295P122 B5295P124

Previous Owner
ENGERT, BRUCE C J/T
ENGERT, MARY-ELLEN

BOOTHBAY HARBOR ME 04538
Sale Date: 8/14/2018

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

7/18/22 NAH ADD SHEDS

'16 Per info provided lot has been vacant for years and on the market for years. Per Ceo & Town planner lot would have to go through site plan review in order to attain commercial status. Adjust for obsolesence.

WISCASSET

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	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	8/14/2018		
Price	158,000		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2009	147,450	44,880	0	192,330
2010	147,500	44,900	0	192,400
2011	147,500	44,900	0	192,400
2012	147,500	44,900	0	192,400
2013	147,500	44,900	0	192,400
2014	147,500	44,900	0	192,400
2015	147,500	44,900	0	192,400
2016	147,500	44,900	0	192,400
2017	147,500	44,900	0	192,400
2018	147,500	44,900	0	192,400
2019	147,500	44,900	0	192,400
2020	147,500	44,900	0	192,400
2021	147,500	44,900	0	192,400
2022	147,500	46,300	0	193,800

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.83				

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

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

Square Feet

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

Effective

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

Square Feet

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

Influence

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

Square Feet

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

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

WISCASSET

Map Lot U10-023


Account 1619

Location 262 BATH ROAD

Card 1

Of 1

9/15/2022

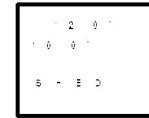
Building Style	SF Bsmt Living	Layout
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100%	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic
Dwelling Units	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 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
287 OFFICE	1941	864	3 100	4	0 %	100 %	
287 OFFICE	0	315	3 100	4	0 %	75 %	
24 Frame Shed	0				%	%	600
24 Frame Shed	2021	160	2 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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



Map Lot U10-024

Account 1620

Location 270 BATH ROAD

Card 1 Of 1 9/15/2022

PITCHER, HEATHER
754 BATH ROAD
WISCASSET ME 04578

B977P99

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

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			
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
2009	47,000	65,530	13,000	99,530
2010	47,000	65,500	10,000	102,500
2011	47,000	65,500	10,000	102,500
2012	47,000	65,500	10,000	102,500
2013	47,000	65,500	10,000	102,500
2014	47,000	65,500	10,000	102,500
2015	47,000	65,500	10,000	102,500
2016	47,000	65,500	15,000	97,500
2017	47,000	65,500	20,000	92,500
2018	47,000	65,500	20,000	92,500
2019	47,000	65,500	20,000	92,500
2020	47,000	65,500	25,000	87,500
2021	47,000	65,500	25,000	87,500
2022	47,000	65,500	24,000	88,500

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.85				

WISCASSET

Map Lot U10-024

Account 1620

Location 270 BATH ROAD

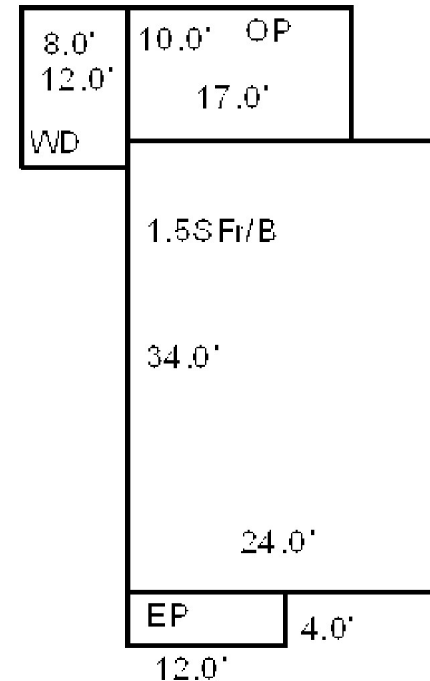
Card 1 Of 1 9/15/2022

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 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) 816
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1950	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 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 11/28/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	170	0 0	0	0 %	0 %		1.ONE STORY FRAM
22 Encl Frame Porch	0	48	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	1980	96	3 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U10-024-A

Account 1621

Location 17 BIRCH POINT ROAD

Card 1 Of 1 9/15/2022

CHANDLER, PAMELA JEAN J/T
CHANDLER, AARON ROBERT
WISCASSET ME 04578

B4785P300

Previous Owner
CONLEY, KEVIN J/T
CONLEY, ELIZABETH A.
C/O AARON CHANDLER
WISCASSET ME 04578
Sale Date: 5/30/2014

Previous Owner
HARTMAN, JR., THOMAS L.
HARTMAN, REGINA C.

WISCASSET ME 04578
Sale Date: 8/12/2011

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2006-NEW VINYL SIDING AND NEW EFP.
2009-corrected acreage from 2.05 to 1.02
2011-Added 2nd bath per RE advertisement.
2012-Former Owners: Thomas & Regina Hartman BK2380 PG313.
2014-Deck added.
5/30/14-Former owners: Elizabeth & Kevin Conley bought
8/12/11 for \$166,000, BK4429 PG26, sold for \$182,000.

WISCASSET

Property Data			Assessment Record						
Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
			2009	36,340	146,930	13,000	170,270		
Tree Growth Year 0			2010	36,300	146,900	10,000	173,200		
FARM LAND YEAR 0			2011	36,300	149,800	10,000	176,100		
OPEN SPACE YEAR 0			2012	36,300	149,800	0	186,100		
Zone/Land Use 21 RURAL			2013	36,300	149,800	0	186,100		
Secondary Zone			2014	36,300	151,000	0	187,300		
			2015	36,300	151,000	10,000	177,300		
Topography 1 Level			2016	36,300	151,000	15,000	172,300		
1.Level	4.Below St	7.Steep	2017	36,300	151,000	20,000	167,300		
2.Rolling	5.Low	8.Rough	2018	36,300	151,000	20,000	167,300		
3.Above St	6.Swampy	9.	2019	36,300	151,000	20,000	167,300		
Utilities 1 All Public			2020	36,300	151,000	25,000	162,300		
1.Public	4.Dr Well	7.Cesspool	2021	36,300	151,000	25,000	162,300		
2.Water	5.DUG/LAKE	8.	2022	36,300	151,000	24,000	163,300		
3.Sewer	6.Septic	9.None	Land Data						
Street 1 Paved									
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code	
3.Gravel	6.Pub Eas	9.NoStreet							
TREE GROWTH PLAN 0									
CONSERV EASE 0									
Sale Data									
Sale Date 5/30/2014			Square Foot		Square Feet				
Price 182,000									
Sale Type 2 Land & Buildings									
1.Land	4.Mobile	7.							
2.L & B	5.Other	8.							
3.Building	6.	9.							
Financing 9 Unknown			Fract. Acre		Acreage/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							
Verified 5 Public Record			Acres						
1.Buyer	4.Agent	7.Family							
2.Seller	5.Pub Rec	8.Other							
3.Lender	6.MLS	9.							

WISCASSET

Map Lot U10-024-A


Account 1621

Location 17 BIRCH POINT ROAD

Card 1

Of 1

9/15/2022

Building Style 2 Ranch	SF Bsmt Living 436	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 9 105	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 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) 1248
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 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 1975	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

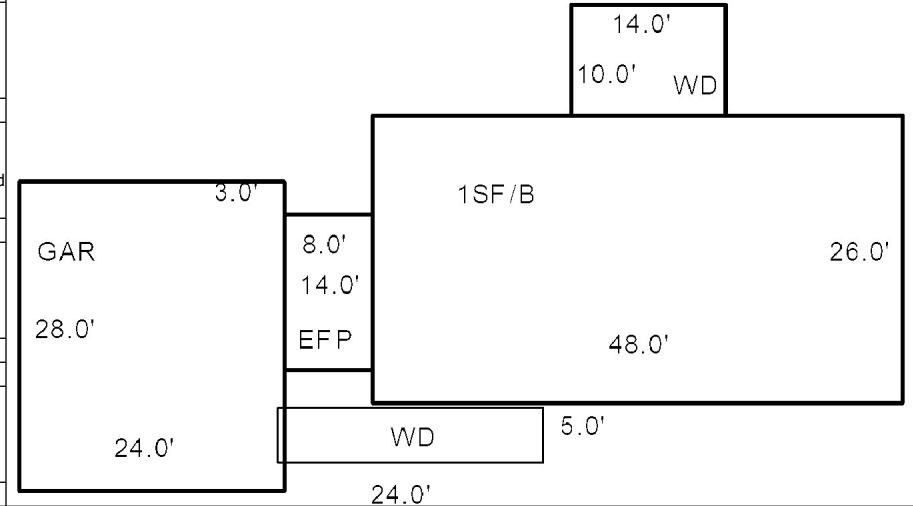
Date Inspected 3/09/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	140	0 0	0	0 %	0 %	
76 1.25 ST	0	672	3 100	4	0 %	100 %	
63 Swimming Pool	0	1	3 100	4	99 %	100 %	
24 Frame Shed	0	64	2 100	4	0 %	100 %	
22 Encl Frame Porch	2005	112	3 100	4	0 %	100 %	
68 Wood Deck	2013	120	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

IGPOOL




WISCASSET

Map Lot U10-024-B

Account 1622

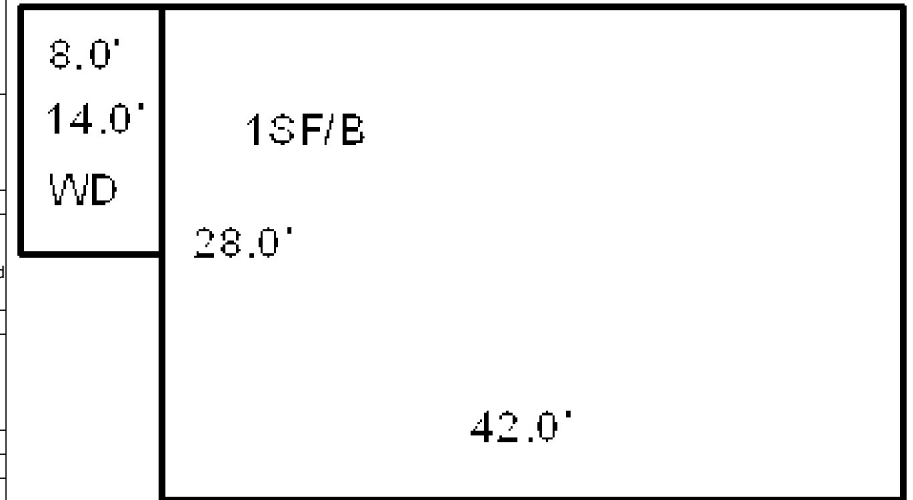
Location 13 BIRCH POINT ROAD

Card 1 Of 1 9/15/2022

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.HWB	5.FWA	9.No Heat	Attic 9 None		
Dwelling Units 1			2.HWC	6.GravWA	10.	1.1/4 Fin 4.Full Fin 7.		
Other Units 0			3.H Pump	7.Electric	11.	2.1/2 Fin 5.F/Stair 8.		
Stories 1 One Story			4.Steam	8.F/Wall	12.	3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0% 9 None			Insulation 1 Full		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor	5. 8.		2.Heavy 5.Unknown 8.		
Exterior Walls 8 ALUM/VINYL			3.H Pump	6. 9.None		3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style 2 TYPICAL			Unfinished % 0%		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor 3 Average 100%		
3.COMP	7.NOV	11.	2.TYPICAL	5. 8.		1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6. 9.None		2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface 1 Asphalt Shingles			Bath(s) Style 2 TYPICAL			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint) 1176		
2.Slate	5.Wood	8.	2.TYPICAL	5. 8.		Condition 4 Average		
3.Metal	6.Other	9.	3.Old Type	6. 9.None		1.Poor 4.Avg 7.V G		
SF Masonry Trim 0			# Rooms 5			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM 0			# Bedrooms 3			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM 0			# Full Baths 1			Phys. % Good 0%		
Year Built 1970			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 2002			# 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 <i>A Division of Harris Computer Systems</i></p></div>					
2.C Block	5.Slab	8.						
3.Br/Stone	6.Piers	9.						
Basement 4 Full Basement								
1.1/4 Bmt	4.Full Bmt	7.						
2.1/2 Bmt	5.None	8.						
3.3/4 Bmt	6. 9.None							
Bsmt Gar # Cars 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		
Entrance Code 5 Estimated			1.Location 4.Traffic			8.		
1.Interior 4.Vacant			7.			2.Encroach 8.Other 9.		
2.Refusal 5.Estimate			8.			Information Code 5 Estimate		
3.Informed 6. 9.								

Date Inspected 11/28/2006

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
68 Wood Deck	0	112	0 0	0	0 %	0 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U10-025

Account 1623

Location 271 BATH ROAD

Card 1 Of 2 9/15/2022

GROVER, DANIEL L
WISCASSET ME 04578

B2426P15 B4237P257

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'18 add sv mh for storage(12x55)
7/30/2004-Mobile home out back 911 address is 11 Grover Lane (CARD #2)
2010-Deed recorded removing Heidi A. Grover from property record.
2013-8 Acres from Map R-07 Lot 62 added to this lot for tax purposes only.

WISCASSET

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 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
2009	50,000	71,860	13,000	108,860
2010	50,000	71,900	10,000	111,900
2011	50,000	71,900	10,000	111,900
2012	50,000	71,900	10,000	111,900
2013	66,000	71,900	10,000	127,900
2014	66,000	71,900	10,000	127,900
2015	66,000	71,900	10,000	127,900
2016	66,000	71,900	15,000	122,900
2017	66,000	71,900	20,000	117,900
2018	66,000	73,400	20,000	119,400
2019	66,000	73,400	20,000	119,400
2020	66,000	73,400	25,000	114,400
2021	66,000	73,400	25,000	114,400
2022	66,000	73,400	24,000	115,400

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		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		9.00				

WISCASSET

Map Lot U10-025


Account 1623

Location 271 BATH ROAD

Card 1

Of 2

9/15/2022

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 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 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 720
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 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 1938	# 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 11/28/2006

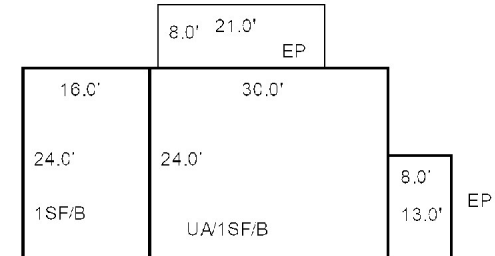
Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	0	384	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	168	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	104	0 0	0	0 %	0 %	
24 Frame Shed	1960	240	2 100	1	0 %	100 %	
997 12' Mobile	1985				%	%	1,500
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

MH As
Storage

55.0'

12.0'



SHED 12X20



Map Lot U10-025

Account 1623

Location 11 GROVER LANE

Card 2 Of 2 9/15/2022

GROVER, DANIEL L
WISCASSET ME 04578

B2426P15 B4237P257

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record				
Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total
			2009	0	20,730	0	20,730
Tree Growth Year 0			2010	0	20,700	0	20,700
FARM LAND YEAR 0			2011	0	20,700	0	20,700
OPEN SPACE YEAR 0			2012	0	20,700	0	20,700
Zone/Land Use 16 RESIDENTIAL			2013	0	20,700	0	20,700
			2014	0	20,700	0	20,700
			2015	0	20,700	0	20,700
Secondary Zone			2016	0	20,700	0	20,700
Topography 1 Level			2017	0	20,700	0	20,700
1.Level	4.Below St	7.Steep	2018	0	20,700	0	20,700
2.Rolling	5.Low	8.Rough	2019	0	20,700	0	20,700
3.Above St	6.Swampy	9.	2020	0	20,700	0	20,700
Utilities 1 All Public			2021	0	20,700	0	20,700
1.Public	4.Dr Well	7.Cesspool	2022	0	20,700	0	20,700
2.Water	5.DUG/LAKE	8.	Land Data				
3.Sewer	6.Septic	9.None					
Street 1 Paved			<div><div>Front Foot</div><div>Type</div><div>Effective</div><div>Influence</div><div>Influence Codes</div></div>				
1.Paved	4.Proposed	7.					
2.Semi Imp	5.Private	8.	11.Regular Lot				
3.Gravel	6.Pub Eas	9.NoStreet					
TREE GROWTH PLAN 0			12.Delta Triangle				
CONSERV EASE 0							
Sale Data			13.Nabla Triangle				
Sale Date							
Price			14.Rear Land				
Sale Type							
1.Land	4.Mobile	7.	15.Front Foot				
2.L & B	5.Other	8.					
3.Building	6.	9.	Square Foot				
Financing							
1.Convent	4.Seller	7.	16.Regular Lot				
2.FHA/VA	5.Private	8.					
3.Assumed	6.Cash	9.Unknown	17.Secondary Site				
Validity							
1.Valid	4.Split	7.Renovate	Fract. Acre				
2.Related	5.Partial	8.Other					
3.Distress	6.Exempt	9.Foreclose	21.HS Size Adj				
Verified							
1.Buyer	4.Agent	7.Family	22.Base Waterfron				
2.Seller	5.Pub Rec	8.Other					
3.Lender	6.MLS	9.	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 0.00				


WISCASSET

Map Lot U10-025

Account 1623

Location 11 GROVER LANE

Card 2 Of 2 9/15/2022

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

Date Inspected 11/28/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14' Mobile	1987	14x70	2 100	4	0 %	50 %		1.ONE STORY FRAM
103 SLAB.....	2004	980	3 100	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	2005	84	3 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U10-025-001

Account 1624

Location 273 BATH ROAD

Card 1 Of 1 9/15/2022

GROVER, DANIEL
271 BATH ROAD
WISCASSET ME 04578

GROVER, DANIEL 271 BATH ROAD WISCASSET ME 04578			Property Data			Assessment Record								
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total				
						2009	0	10,740	0	10,740				
						2010	0	10,700	0	10,700				
						2011	0	10,700	0	10,700				
			Zone/Land Use 19 COMMERCIAL			2012	0	10,700	0	10,700				
			Secondary Zone			2013	0	10,700	0	10,700				
						2014	0	10,700	0	10,700				
			Topography 1 Level			2015	0	10,700	0	10,700				
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2016	0	10,700	0	10,700	
2017	0	10,700							0	10,700				
2018	0	10,700							0	10,700				
Utilities 1 All Public						2019	0	10,700	0	10,700				
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	0	10,700	0	10,700	
			2021	0	10,700				0	10,700				
			2022	0	10,700				0	10,700				
			Street 1 Paved			Land Data								
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet											
TREE GROWTH PLAN 0						Front Foot			Type	Effective		Influence		Influence Codes
CONSERV EASE 0										Frontage	Depth	Factor	Code	
Sale Data			11.Regular Lot							%		1.Open Space		
Sale Date			12.Delta Triangle							%		2.Neighborhood A		
Price			13.Nabla Triangle							%		3.Topography		
Sale Type			14.Rear Land			%		4.Size/Shape						
X			Date			15.Front Foot			%		5.Access			
									%		6.Restriction			
									%		7.Corner/Locatio			
									%		8.View/Environ			
									%		9.Fract Share			
No./Date			Description			Date Insp.			Acres					
			1.Land 4.Mobile 7.			Square Feet								
			2.L & B 5.Other 8.					%						
			3.Building 6. 9.					%						
			Financing					%						
Notes:			1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			Square Foot					%		30.Rear 20+	
											%		31.Waterfront Rea	
											%		32.Open Space	
						Validity					%		33.RestrictEsm	
											%		34.PASTURE 1	
		%								35.HORTICULTURAL-				
			1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose			Fract. Acre					%		36.Pasture 3	
											%		37.Softwood	
											%		38.Mixed Wood	
			Verified			Acres					%		39.Hardwood	
											%		40.Wasteland	
											%		41.CAMP SITE	
			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.								%		42.Mobile Home Si	
											%		43.Condo Site	
											%		44.Site Improve	
WISCASSET									Total Acreage		0.00		45.CAMP SITE	
												46.PAVING/00		


WISCASSET

Map Lot U10-025-001

Account 1624

Location 273 BATH ROAD

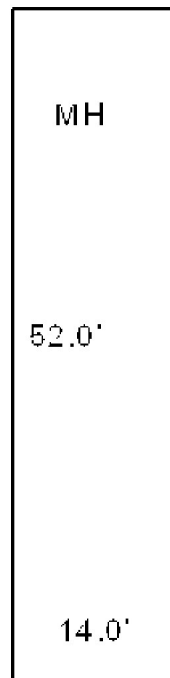
Card 1 Of 1 9/15/2022

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 11/28/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
997 12' Mobile	1972	14x52	2 100	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



Map Lot U10-026

Account 1625

Location 263 BATH ROAD

Card 1 Of 1 9/15/2022

COZY HARBOR GROUP, CORP
16 CROSS STREET
LOCUST VALLEY NY 11560

B5825P159

Previous Owner
PEARSON III, CHAUNCEY WRIGHT
41 FISH HOUSE COVE

PHIPPSBURG ME 04562
Sale Date: 12/10/2021

Previous Owner
SHOREY, RICHARD S
SHOREY, SUSAN L

WESTPORT ISLAND ME 04578
Sale Date: 2/25/2020

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Property Data			Assessment Record									
Neighborhood 200 U.S. RTE 1			Year	Land		Buildings		Exempt	Total			
			2009	150,000		129,290		0	279,290			
			2010	150,000		129,300		0	279,300			
Tree Growth Year 0			2011	150,000		129,300		0	279,300			
FARM LAND YEAR 0			2012	150,000		129,300		0	279,300			
OPEN SPACE YEAR 0			2013	150,000		129,300		0	279,300			
Zone/Land Use 19 COMMERCIAL			2014	150,000		129,300		0	279,300			
Secondary Zone			2015	150,000		129,300		0	279,300			
			2016	150,000		129,300		0	279,300			
			2017	150,000		129,300		0	279,300			
Topography 1 Level			2018	150,000		129,300		0	279,300			
1.Level	4.Below St	7.Steep	2019	150,000		129,300		0	279,300			
2.Rolling	5.Low	8.Rough	2020	150,000		129,300		0	279,300			
3.Above St	6.Swampy	9.	2021	150,000		129,300		0	279,300			
Utilities 1 All Public			2022	150,000		129,300		0	279,300			
1.Public	4.Dr Well	7.Cesspool	Land Data									
2.Water	5.DUG/LAKE	8.										
3.Sewer	6.Septic	9.None	Front Foot	Type	Effective		Influence		Influence Codes			
Street 1 Paved					Frontage	Depth	Factor	Code				
					1.Paved	4.Proposed	7.			%		1.Open Space
					2.Semi Imp	5.Private	8.			%		2.Neighborhood A
					3.Gravel	6.Pub Eas	9.NoStreet			%		3.Topography
			TREE GROWTH PLAN	0			%		4.Size/Shape			
CONSERV EASE	0			%		5.Access						
Sale Data						%		6.Restriction				
Sale Date	12/10/2021					%		7.Corner/Locatio				
Price	346,500					%		8.View/Environ				
Sale Type	2 Land & Buildings					%		9.Fract Share				
1.Land	4.Mobile	7.	Square Foot	Square Feet				Acres				
2.L & B	5.Other	8.				%		30.Rear 20+				
3.Building	6.	9.				%		31.Waterfront Rea				
Financing	9 Unknown					%		32.Open Space				
1.Convent	4.Seller	7.				%		33.RestrictEsm				
2.FHA/VA	5.Private	8.			%		34.PASTURE 1					
3.Assumed	6.Cash	9.Unknown			%		35.HORTICULTURAL-					
Validity	1 Arms Length Sale			Acreage/Sites				36.Pasture 3				
1.Valid	4.Split	7.Renovate	47	1.00		100	%	0	37.Softwood			
2.Related	5.Partial	8.Other	48	1.00		100	%	0	38.Mixed Wood			
3.Distress	6.Exempt	9.Foreclose					%		39.Hardwood			
Verified	5 Public Record						%		40.Wasteland			
1.Buyer	4.Agent	7.Family					%		41.CAMP SITE			
2.Seller	5.Pub Rec	8.Other					%		42.Mobile Home Si			
3.Lender	6.MLS	9.					%		43.Condo Site			
			Total Acreage 1.00						44.Site Improve			
									45.CAMP SITE			

WISCASSET

WISCASSET

Map Lot U10-026


Account 1625

Location 263 BATH ROAD

Card 1

Of 1

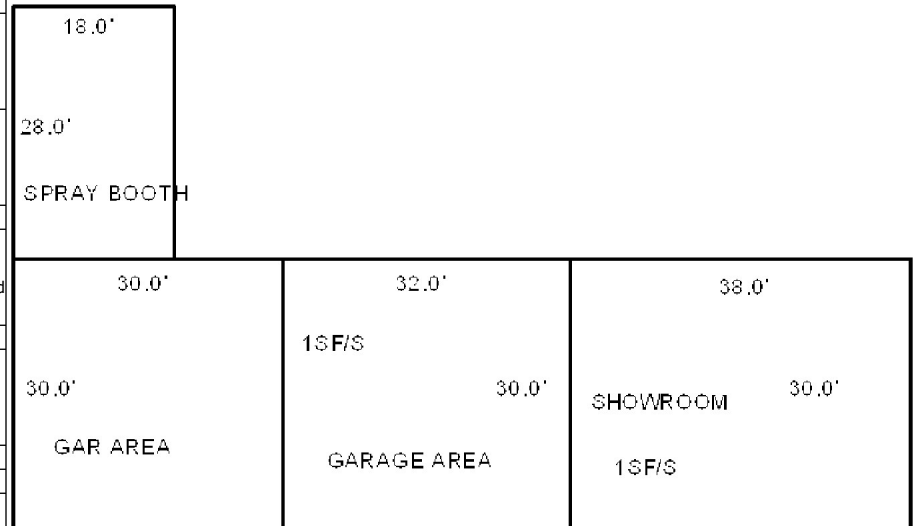
9/15/2022

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

Date Inspected 11/30/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
220 STORE	1996	1140	3 100	4	0 %	80 %		1.ONE STORY FRAM
228 GARAGE FRAME	0	960	3 100	4	0 %	80 %		2.TWO STORY FRAM
228 GARAGE FRAME	0	900	3 100	4	0 %	80 %		3.THREE STORY FR
228 GARAGE FRAME	2006	504	3 100	4	0 %	80 %		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 U10-027

Account 1626

Location 257 BATH ROAD

Card 1 Of 1 9/15/2022

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 4 Unoccupied			1.Interior 4.Vacant 7.		
Wet Basement			1.Refusal 5.Estimate 8.			2.Refusal 5.Estimate 8.		
1.Dry	4.	7.	3.Informed 6. 9.			Information Code 5 Estimate		
2.Damp	5.	8.	1.Owner 4.Agent 7.			1.Owner 4.Agent 7.		
3.Wet	6.	9.	2.Relative 5.Estimate 8.			2.Relative 5.Estimate 8.		
			3.Tenant 6.Other 9.			3.Tenant 6.Other 9.		
Date Inspected 11/28/2006								1.ONE STORY FRAM
Additions, Outbuildings & Improvements								2.TWO STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot		U10-028	Account	1628	Location	233 BATH ROAD		Card	1	Of	1	9/15/2022			
HANJITSUWAN, CHANINT J/T ROJPANICKUL, THANYALAK WISCASSET ME 04578 B4757P250 Previous Owner JAMESON, TIMOTHY R. J/T JAMESON, CATHERINE A. HARPSWELL ME 04079 Sale Date: 2/14/2014 Previous Owner SHERMAN, SALLY J. 233 BATH ROAD WISCASSET ME 04578					Property Data		Assessment Record								
					Neighborhood 200 U.S. RTE 1		Year	Land	Buildings	Exempt	Total				
					Tree Growth Year 0		2009	141,900	70,320	0	212,220				
					FARM LAND YEAR 0		2010	141,900	70,300	0	212,200				
					OPEN SPACE YEAR 0		2011	141,900	70,300	0	212,200				
Previous Owner JAMESON, TIMOTHY R. J/T JAMESON, CATHERINE A.					Zone/Land Use 19 COMMERCIAL		2012	47,300	104,200	0	151,500				
					Secondary Zone		2013	47,300	104,200	0	151,500				
							2014	47,300	104,200	0	151,500				
					Topography 1 Level		2015	47,300	104,200	0	151,500				
					1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2016	47,300	104,200	0	151,500				
2017	47,300	104,200	0	151,500											
2018	47,300	104,200	0	151,500											
2019	47,300	104,200	0	151,500											
2020	47,300	104,200	0	151,500											
WISCASSET ME 04578					Utilities 1 All Public		2021	47,300	104,200	0	151,500				
							2022	47,300	104,200	0	151,500				
					Street 1 Paved		Land Data								
					1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet		Front Foot		Type	Effective		Influence		Influence Codes	
							Frontage	Depth		Factor	Code				
Inspection Witnessed By:					11.Regular Lot					%		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			
X					Price 162,000					%		6.Restriction			
					TREE GROWTH PLAN 0		Square Foot		Square Feet				7.Corner/Locatio		
					CONSERV EASE 0		16.Regular Lot					%	8.View/Environ		
					Sale Data		17.Secondary Site					%	9.Fract Share		
					Sale Date 2/14/2014		18.Secondary Site					%	30.Rear 20+		
No./Date					19.Condominium					%		31.Waterfront Rea			
					3.Sewer 6.Septic 9.None		20.Base Homesite					%		32.Open Space	
					Street 1 Paved		21.HS Size Adj		20		1.00	100	%	0	33.RestrictEsm
					1.Paved 4.Proposed 7.		22.Base Waterfron		21		0.46	100	%	0	34.PASTURE 1
					2.Semi Imp 5.Private 8.		23.Deep WF Size A						%		35.HORTICULTURAL-
Date					3.Gravel 6.Pub Eas 9.NoStreet		Acres				%		36.Pasture 3		
					TREE GROWTH PLAN 0		24.Base Waterfron					%		37.Softwood	
					CONSERV EASE 0		25.Shallow WF Siz					%		38.Mixed Wood	
					Sale Data		26.Base Water Inf					%		39.Hardwood	
					Sale Date 2/14/2014		27.Influence W Si					%		40.Wasteland	
No./Date					3.Building 6.		28.Rear Land 1-10				%		41.CAMP SITE		
					Financing 9 Unknown		29.Rear Land 11-2					%		42.Mobile Home Si	
					1.Convent 4.Seller 7.		Fract. Acre					%		43.Condo Site	
					2.FHA/VA 5.Private 8.		21.HS Size Adj		20		1.00	100	%	0	44.Site Improve
					3.Assumed 6.Cash 9.Unknown		22.Base Waterfron		21		0.46	100	%	0	45.CAMP SITE
Notes:					Validity 1 Arms Length Sale		Acres				%		46.PAVING/00		
					1.Valid 4.Split 7.Renovate		23.Deep WF Size A					%			
					2.Related 5.Partial 8.Other		24.Base Waterfron					%			
					3.Distress 6.Exempt 9.Foreclose		25.Shallow WF Siz					%			
					Verified 5 Public Record		26.Base Water Inf					%			
WISCASSET ME 04578 Previous Owner: Timothy R. & Catherine A. Jameson BK3089 PG222					1.Buyer 4.Agent 7.Family		27.Influence W Si				%				
					2.Seller 5.Pub Rec 8.Other		28.Rear Land 1-10					%			
					3.Lender 6.MLS 9.		29.Rear Land 11-2					%			
					Total Acreage		0.46					%			
												%			

WISCASSET

Map Lot U10-028

Account 1628

Location 233 BATH ROAD

Card 1

Of 1

9/15/2022

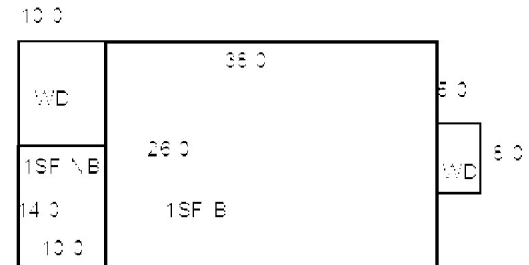
Building Style 2 Ranch	SF Bsmt Living 240	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 9 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
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 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) 988
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 1	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1968	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1993	# 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 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/30/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	1993	140	3 100	4	0 %	100 %	
68 Wood Deck	1989	120	3 100	4	0 %	100 %	
68 Wood Deck	1989	40	3 100	4	0 %	100 %	
23 Frame Garage	1987	576	3 100	4	0 %	100 %	
24 Frame Shed	1992	120	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



GARAGE 24 X 24 = 576

S-ED 10X12



Map Lot U10-029

Account 1629

Location 229 BATH ROAD

Card 1 Of 1 9/15/2022

ROJPANICHKUL, THKANYALAK
233 BATH ROAD
WISCASSET ME 04578

B4002P234 B4407P267 B4519P214 B5056P239

Previous Owner
CHICK, DOUGLAS G. (TRUSTEE)
THE DOUGLAS G. CHICK REVOCABLE TRUST
C/O DWIGHT E. CHICK TRUSTEE
NEWMARKET NH 03857
Sale Date: 9/26/2016

Previous Owner
CHICK, KATHLEEN M. J/T
CHICK, DOUGLAS G.
C/O DOUGLAS G. CHICK
EPPING NH 03042
Sale Date: 5/09/2008

Previous Owner
HILL, WILLIAM M.
HILL, CAROLE P.
C/O KATHLEEN M. & DOUGLAS G. CHICK
EPPING NH 03402
Sale Date: 5/09/2008

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'17 NAH ADD WD.
2006-REMOVED HOMESTEAD, NO LONGER LIVING IN HOUSE.
0717/08-Former owner: William & Carole Hill Bk1417 Pg321.
2009-added porch
2011-Adjusted land value on this property as not a commercial
property, entered as a homesite.

WISCASSET

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 3 Above Street		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 1 All Public		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street 1 Paved		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN 0		
CONSERV EASE 0		
Sale Data		
Sale Date 9/26/2016		
Price 85,000		
Sale Type 2 Land & Buildings		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing 9 Unknown		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity 3 Distressed 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
2009	108,150	136,110	0	244,260
2010	108,200	136,100	0	244,300
2011	49,600	136,100	0	185,700
2012	49,600	136,100	0	185,700
2013	49,600	136,100	0	185,700
2014	49,600	136,100	0	185,700
2015	49,600	136,100	0	185,700
2016	49,600	136,100	0	185,700
2017	49,600	137,600	0	187,200
2018	49,600	137,600	0	187,200
2019	49,600	137,600	0	187,200
2020	49,600	137,600	0	187,200
2021	49,600	137,600	0	187,200
2022	49,600	137,600	0	187,200

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
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.91				

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type

Effective

Frontage

Depth

Influence

Factor

Code

Influence Codes

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

WISCASSET

Map Lot U10-029

Account 1629

Location 229 BATH ROAD

Card 1

Of 1

9/15/2022

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% 4 Steam	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 3 Capped Only
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 621
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 9	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 1890	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 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 11/28/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	2009	324	3 100	4	0 %	100 %	
23 Frame Garage	1965	800	3 100	3	0 %	100 %	
25 Frame Bay	0	24	0 0	0	0 %	0 %	
12 2	0	420	0 0	0	0 %	100 %	
68 Wood Deck	2016	228	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

GARAGE 25X32

