

WISCASSET

Map Lot U11-001-A

Account 1630

Location 276 BATH ROAD

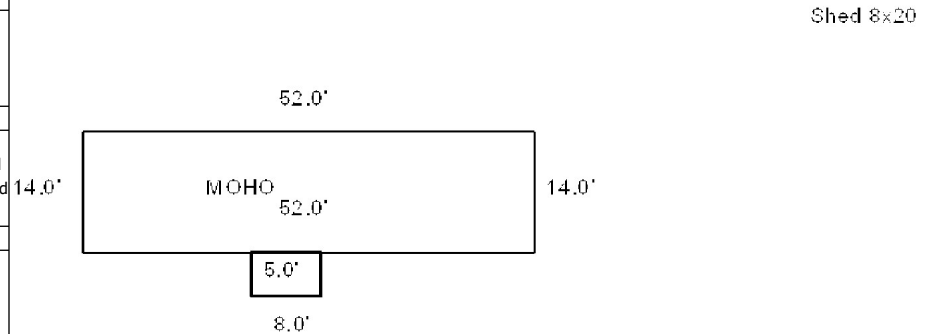
Card 1 Of 1 9/25/2024

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

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14' Mobile	1985	14x52	2 100	3	0 %	50 %		1.ONE STORY FRAM
68 Wood Deck	2003	40	2 100	2	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	1985	160	2 100	2	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 U11-001-B

Account 1631

Location 21 JOHNSON STREET

Card 1 Of 1 9/25/2024

LEMAR, KEVIN
BECKETT, PAULA L
21 JOHNSON STREET
WISCASSET ME 04578

B4716P71 B4861P199

Previous Owner
LEMAR, GREGORY L.

PO BOX 598
WISCASSET ME 04578
Sale Date: 1/20/2015

Previous Owner
CATON, JUNE

21 JOHNSON STREET
WISCASSET ME 04578
Sale Date: 9/18/2013

Previous Owner
CATON, CHARLES
CATON, JUNE

WISCASSET ME 04578
Sale Date: 7/26/2011

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'23 Per written request combine lot 1F with this lot.

'15 2.27 ACRES & HSE STAY TO NEW OWNERS. RETAINED LAND BECOMES NEW LOT 1-F.

2012-Mr. Caton passed away 7/26/11, leaving property to his wife, June as joint tenant. Sent veterans widow application as well.

2014-Previous owner: June E. Caton BK1672 PG351

WISCASSET

Property Data			Assessment Record							
Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total			
			2011	54,000	34,100	16,000	72,100			
Tree Growth Year 0			2012	54,000	34,100	16,000	72,100			
FARM LAND YEAR 0			2013	54,000	34,100	16,000	72,100			
OPEN SPACE YEAR 0			2014	54,000	34,100	16,000	72,100			
Zone/Land Use 21 RURAL			2015	54,000	34,100	0	88,100			
Secondary Zone			2016	35,500	34,100	0	69,600			
			2017	35,500	34,100	0	69,600			
Topography 2 Rolling			2018	35,500	34,100	0	69,600			
1.Level	4.Below St	7.Steep	2019	35,500	34,100	20,000	49,600			
2.Rolling	5.Low	8.Rough	2020	35,500	34,100	25,000	44,600			
3.Above St	6.Swampy	9.	2021	35,500	34,100	25,000	44,600			
Utilities 3 Public Sewer			2022	35,500	34,100	24,000	45,600			
1.Public	4.Dr Well	7.Cesspool	2023	47,200	42,700	25,000	64,900			
2.Water	5.DUG/LAKE	8.	2024	47,200	42,700	25,000	64,900			
3.Sewer	6.Septic	9.None	Land Data							
Street 1 Paved										
1.Paved	4.Proposed	7.	Front Foot		Type	Effective		Influence		Influence Codes
2.Semi Imp	5.Private	8.				Frontage	Depth	Factor	Code	
3.Gravel	6.Pub Eas	9.NoStreet	11.Regular Lot 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 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
TREE GROWTH PLAN 0										
CONSERV EASE 0										
Sale Data										
Sale Date 1/20/2015										
Price 50,000										
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.	Square Foot		Square Feet					
2.FHA/VA	5.Private	8.								
3.Assumed	6.Cash	9.Unknown								
Validity 2 Related Parties										
1.Valid	4.Split	7.Renovate								
2.Related	5.Partial	8.Other	Fract. Acre		Acreage/Sites					
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.	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 U11-001-B


Account 1631

Location 21 JOHNSON STREET

Card 1

Of 1

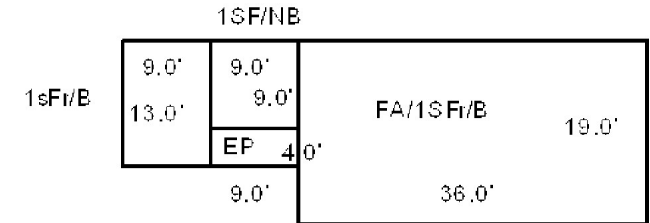
9/25/2024

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 1 1/4 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 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 3 Sheet Metal	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) 648
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 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1800	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 4 Wood	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	81	0 0	0	0 %	0 %		1.ONE STORY FRAM
22 Encl Frame Porch	0	36	0 0	0	0 %	0 %		2.TWO STORY FRAM
11 1	0	117	0 0	0	0 %	0 %		3.THREE STORY FR
24 Frame Shed	0	304	2 100	3	0 %	100 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



SHED 16X19



Map Lot		U11-001-C		Account		1632		Location		288 BATH ROAD		Card		1		Of		1		9/25/2024	
E&S CAR WASH AND AUTO DETAILING, LLC. 446 EASTERN AVE AUGUSTA ME 04330								Property Data				Assessment Record									
								Neighborhood 200 U.S. RTE 1				Year		Land		Buildings		Exempt		Total	
								Tree Growth Year 0				2011		165,000		116,100		0		281,100	
								FARM LAND YEAR 0				2012		165,000		116,100		0		281,100	
								OPEN SPACE YEAR 0				2013		165,000		116,100		0		281,100	
B5935P300								Zone/Land Use 19 COMMERCIAL				2014		165,000		116,100		0		281,100	
Previous Owner EDDY, LLC								Secondary Zone				2015		165,000		116,100		0		281,100	
												2016		165,000		116,100		0		281,100	
39 PLUMMER ROAD WESTPORT ISLAND ME 04578 Sale Date: 9/23/2022								Topography 1 Level				2017		165,000		116,100		0		281,100	
Previous Owner FINISHING LINE, LLC C/O JAY FRENCH 299 MITCHELL ROAD CAPE ELIZABETH ME 04107 Sale Date: 12/15/2006								1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.				2018		165,000		116,100		0		281,100	
								Utilities 1 All Public				2019		165,000		116,100		0		281,100	
								1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None				2020		165,000		116,100		0		281,100	
								Street 1 Paved				2021		165,000		116,100		0		281,100	
								1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet				2022		165,000		116,100		0		281,100	
Previous Owner VILLAGE CAR CARE, INC. C/O JAY FRENCH 288 BATH ROAD WISCASSET ME 04578 Sale Date: 9/28/2004								TREE GROWTH PLAN 0				2023		174,300		125,900		0		300,200	
								CONSERV EASE 0				2024		174,300		125,900		0		300,200	
								Sale Data				Land Data									
Inspection Witnessed By:								Sale Date 9/23/2022				Front Foot		Type		Effective		Influence		Influence Codes	
								Price 450,000								Frontage		Depth			
X								Sale Type 2 Land & Buildings				Square Foot		Square Feet							
								1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.													
Notes:								Financing 9 Unknown				Fract. Acre		Acreeage/Sites							
								1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown													
								Validity 1 Arms Length Sale				21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		47 1.00 100 % 0 48 1.00 100 % 0 50 1.00 100 % 0							
								1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose													
								Verified 5 Public Record				24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2									
								1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.													
												Total Acreage		2.00							


WISCASSET

Map Lot U11-001-C

Account 1632

Location 288 BATH ROAD

Card 1 Of 1 9/25/2024

Building Style 0	SF Bsmt Living 0	Layout 0
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% 0	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 0
Dwelling Units 0	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 0	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 0
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 0	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 0	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 0 0%
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 0	Bath(s) Style 0	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 0
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 0
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 0	Phys. % Good 0%
Year Built 0	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 0	# 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.Defmaitn 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 0		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 0		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

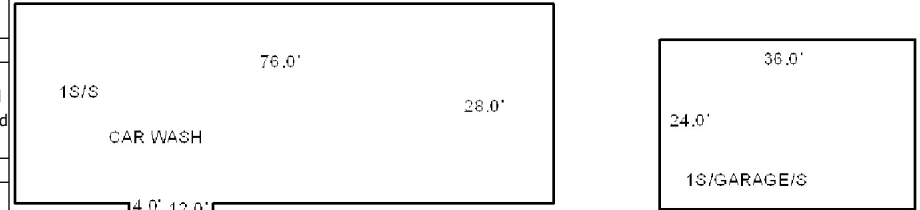
Date Inspected 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
187 CAR WASH	1996	2176	3 100	4	0 %	50 %		1.ONE STORY FRAM
23 Frame Garage	0	864	3 100	4	0 %	100 %		2.TWO STORY FRAM
344 PAVING.....	1996	15000	3 100	4	0 %	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

SELF SERVE CAR WASH

DETAIL SHOP



COHEN, ALLEN S BOOTHBAY HARBOR ME 04538			Property Data			Assessment Record						
			Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total		
						2011	300,000	655,700	0	955,700		
			Tree Growth Year 0			2012	300,000	655,700	0	955,700		
			FARM LAND YEAR 0			2013	300,000	655,700	0	955,700		
B1902P236			OPEN SPACE YEAR 0			2014	300,000	655,700	0	955,700		
			Zone/Land Use 19 COMMERCIAL			2015	300,000	655,700	0	955,700		
			Secondary Zone			2016	300,000	655,700	0	955,700		
						2017	300,000	655,700	0	955,700		
			Topography 1 Level			2018	300,000	655,700	0	955,700		
			1.Level 4.Below St 7.Steep	2019	300,000	655,700	0	955,700				
			2.Rolling 5.Low 8.Rough	2020	300,000	655,700	0	955,700				
			3.Above St 6.Swampy 9.									
			Utilities 1 All Public									
			1.Public 4.Dr Well 7.Cesspool	2021	300,000	655,700	0	955,700				
2.Water 5.DUG/LAKE 8.	2022	300,000	655,700	0	955,700							
3.Sewer 6.Septic 9.None	2023	317,100	695,100	0	1,012,200							
			Street 1 Paved			2024	317,100	695,100	0	1,012,200		
			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		Type	Effective		Influence		Influence Codes		
CONSERV EASE 0	Frontage	Depth				Factor	Code					
Sale Data												
Sale Date												
Price												
Sale Type			Square Foot			Square Feet						
1.Land 4.Mobile 7.												
2.L & B 5.Other 8.												
3.Building 6. 9.												
Financing			Fract. Acre			Acres						
1.Convent 4.Seller 7.												
2.FHA/VA 5.Private 8.												
3.Assumed 6.Cash 9.Unknown												
Validity			21.HS Size Adj			Acreeage/Sites						
1.Valid 4.Split 7.Renovate												
2.Related 5.Partial 8.Other												
3.Distress 6.Exempt 9.Foreclose												
Verified			24.Base Waterfron									
1.Buyer 4.Agent 7.Family												
2.Seller 5.Pub Rec 8.Other												
3.Lender 6.MLS 9.												
Inspection Witnessed By:												
X			Date			Total Acreage 2.00						
No./Date	Description	Date Insp.										
Notes: 9/10/24 N/C, LOOKS SAME AS LAST YEAR 2003-60 X 80 ADDITION ADDED 2013-New 24 x 70 metal fireworks building, with electricity and no water.												
WISCASSET												


WISCASSET

Map Lot U11-001-D

Account 1633

Location 298 BATH ROAD

Card 1 Of 2 9/25/2024

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

Date Inspected 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
220 STORE	1994	9720	2 100	4	0 %	75 %		1.ONE STORY FRAM
309 CANOPY AV.....0		810	2 100	4	0 %	100 %		2.TWO STORY FRAM
267 WAREHOUSE	2002	4800	2 100	4	0 %	75 %		3.THREE STORY FR
344 PAVING.....	1994	16800	3 100	4	0 %	50 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

60.0'

WAREHOUSE

81.0

120.0'

STORE

81.0'

10.0' 81.0' CANOPY



COHEN, ALLEN S BOOTHBAY HARBOR ME 04538			Property Data			Assessment Record							
			Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2012	0	0	0	0			
			FARM LAND YEAR 0			2013	0	113,300	0	113,300			
B1902P236			OPEN SPACE YEAR 0			2014	0	113,300	0	113,300			
			Zone/Land Use 19 COMMERCIAL			2015	0	113,300	0	113,300			
			Secondary Zone			2016	0	113,300	0	113,300			
						2017	0	113,300	0	113,300			
			Topography 1 Level			2018	0	113,300	0	113,300			
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2019	0	113,300	0	113,300			
						2020	0	113,300	0	113,300			
						Utilities 1 All Public			2021	0	113,300	0	113,300
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None						2022	0	113,300	0	113,300			
						2023	0	120,100	0	120,100			
						Street 1 Paved			2024	0	120,100	0	120,100
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet										
						Land Data							
			Inspection Witnessed By:			Front Foot		Type	Effective		Influence		Influence Codes
Frontage	Depth	Factor							Code				
11.Regular Lot									%		1.Open Space		
12.Delta Triangle									%		2.Neighborhood A		
X						13.Nabla Triangle		%			3.Topography		
						14.Rear Land		%			4.Size/Shape		
						15.Front Foot		%			5.Access		
								%			6.Restriction		
No./Date			Description		Date Insp.	Square Feet					7.Corner/Locatio		
								%			8.View/Environ		
								%			9.Fract Share		
								%			Acres		
						Square Feet					30.Rear 20+		
								%			31.Waterfront Rea		
								%			32.Open Space		
								%			33.RestrictEsm		
Notes:						Square Feet					34.PASTURE 1		
								%			35.HORTICULTURAL-		
								%			36.Pasture 3		
								%			37.Softwood		
This card is for fireworks store building. The 911 address is 300 Bath Road. 2013-New 24 x 70 metal fireworks building, with electricity and no water.						Square Feet					38.Mixed Wood		
								%			39.Hardwood		
								%			40.Wasteland		
								%			41.CAMP SITE		
WISCASSET						Square Feet					42.Mobile Home Si		
								%			43.Condo Site		
								%			44.Site Improve		
								%			45.CAMP SITE		
						Total Acreage		0.00			46.PAVING/00		


WISCASSET

Map Lot U11-001-D

Account 1633

Location 300 BATH ROAD

Card 2 Of 2 9/25/2024

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

Date Inspected 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
220 STORE	2012	1680	2 100	4	0 %	90 %		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 U11-001-E

Account 1634

Location 306 BATH ROAD

Card 1 Of 2 9/25/2024

JUNTURA, CECILIO C/O SCHOONER INN TOPSHAM ME 04086			Property Data			Assessment Record					
			Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2011	310,500	634,100	0	944,600	
			FARM LAND YEAR 0			2012	310,500	634,100	0	944,600	
			OPEN SPACE YEAR 0			2013	310,500	634,100	0	944,600	
B1917P47			Zone/Land Use 19 COMMERCIAL			2014	310,500	634,100	0	944,600	
			Secondary Zone			2015	310,500	634,100	0	944,600	
						2016	310,500	634,100	0	944,600	
			Topography 1 Level			2017	310,500	634,100	0	944,600	
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	310,500	634,100	0	944,600	
2019	310,500	633,900				0	944,400				
Utilities 1 All Public						2020	310,500	633,900	0	944,400	
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None						2021	310,500	633,900	0	944,400	
						2022	310,500	633,900	0	944,400	
			2023	328,200	674,300	0	1,002,500				
			2024	328,200	674,300	0	1,002,500				
			Land Data								
			Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot	Type	Effective		Influence		Influence Codes		
Frontage	Depth	Factor			Code						
				%		1.Open Space					
				%		2.Neighborhood A					
				%		3.Topography					
				%		4.Size/Shape					
				%		5.Access					
				%		6.Restriction					
				%		7.Corner/Locatio					
				%		8.View/Environ					
Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite	Square Feet				9.Fract Share Acres						
			%		30.Rear 20+						
			%		31.Waterfront Rea						
			%		32.Open Space						
			%		33.RestrictEsm						
			%		34.PASTURE 1						
			%		35.HORTICULTURAL-						
			%		36.Pasture 3						
			%	0	37.Softwood						
			%	0	38.Mixed Wood						
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres	Acreage/Sites				39.Hardwood						
	47	1.00	100	%	0	40.Wasteland					
	48	1.00	100	%	0	41.CAMP SITE					
	49	1.07	100	%	0	42.Mobile Home Si					
			%		43.Condo Site						
			%		44.Site Improve						
			%		45.CAMP SITE						
			%								
			%								
			%								
WISCASSET			Verified								
			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.								

WISCASSET

Map Lot U11-001-E


Account 1634

Location 306 BATH ROAD

Card 1

Of 2

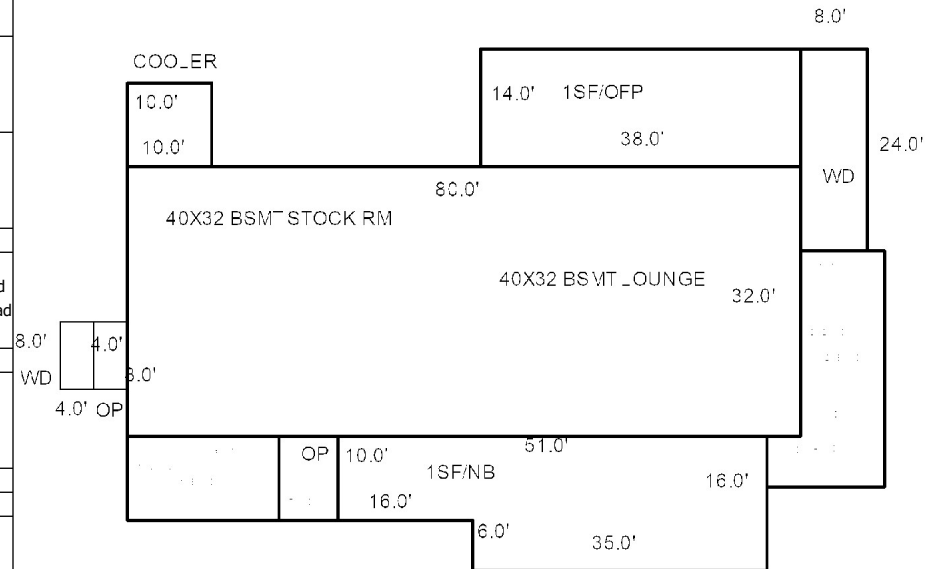
9/25/2024

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

Date Inspected 3/20/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
236 RESTAURANT	1995	3280	3 100	4	0 %	55 %		1.ONE STORY FRAM
236 RESTAURANT	2001	532	3 100	4	0 %	55 %		2.TWO STORY FRAM
337 COOLER.....	1995	100	3 100	4	0 %	55 %		3.THREE STORY FR
21 Open Frame	1995	70	3 100	4	0 %	55 %		4.1 & 1/2 STORY
211 MOTEL.....	1999	5280	3 100	4	0 %	50 %		5.1 & 3/4 STORY
21 Open Frame	1999	534	3 100	4	0 %	50 %		6.2 & 1/2 STORY
21 Open Frame	1999	700	3 100	4	0 %	50 %		21.Open Frame Por
287 OFFICE	1999	336	3 100	4	0 %	50 %		22.Encl Frame Por
211 MOTEL.....	1999	5280	3 100	4	0 %	50 %		23.Frame Garage
222 BSMT	2001	2180	3 100	4	0 %	55 %		24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic



Property Data			Assessment Record							
Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total			
			2011	0	43,800	0	43,800			
Tree Growth Year 0			2012	0	43,800	0	43,800			
FARM LAND YEAR 0			2013	0	45,600	0	45,600			
OPEN SPACE YEAR 0			2014	0	45,600	0	45,600			
Zone/Land Use 19 COMMERCIAL			2015	0	45,600	0	45,600			
Secondary Zone			2016	0	45,600	0	45,600			
			2017	0	45,600	0	45,600			
Topography 1 Level			2018	0	45,600	0	45,600			
1.Level	4.Below St	7.Steep	2019	0	56,000	0	56,000			
2.Rolling	5.Low	8.Rough	2020	0	59,000	0	59,000			
3.Above St	6.Swampy	9.	2021	0	59,000	0	59,000			
Utilities 1 All Public			2022	0	59,000	0	59,000			
1.Public	4.Dr Well	7.Cesspool	2023	0	66,600	0	66,600			
2.Water	5.DUG/LAKE	8.	2024	0	66,600	0	66,600			
3.Sewer	6.Septic	9.None	Land Data					Influence Codes		
Street 1 Paved										
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes	
2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code		
3.Gravel	6.Pub Eas	9.NoStreet					%			
TREE GROWTH PLAN 0					11.Regular Lot					1.Open Space
CONSERV EASE 0					12.Delta Triangle					2.Neighborhood A
Sale Data					13.Nabla Triangle					3.Topography
					14.Rear Land					4.Size/Shape
Sale Date					15.Front Foot					5.Access
Price							6.Restriction			
Sale Type							7.Corner/Locatio			
1.Land	4.Mobile	7.	Square Foot		Square Feet					
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	Fract. Acre		Acreage/Sites					
2.Related	5.Partial	8.Other							%	
3.Distress	6.Exempt	9.Foreclose							%	
Verified									%	
1.Buyer	4.Agent	7.Family							%	
2.Seller	5.Pub Rec	8.Other							%	
3.Lender	6.MLS	9.							%	
									%	
			Total Acreage		0.00					
							46.PAVING/00			

WISCASSET

Map Lot U11-001-E


Account 1634

Location 306 BATH ROAD

Card 2

Of 2

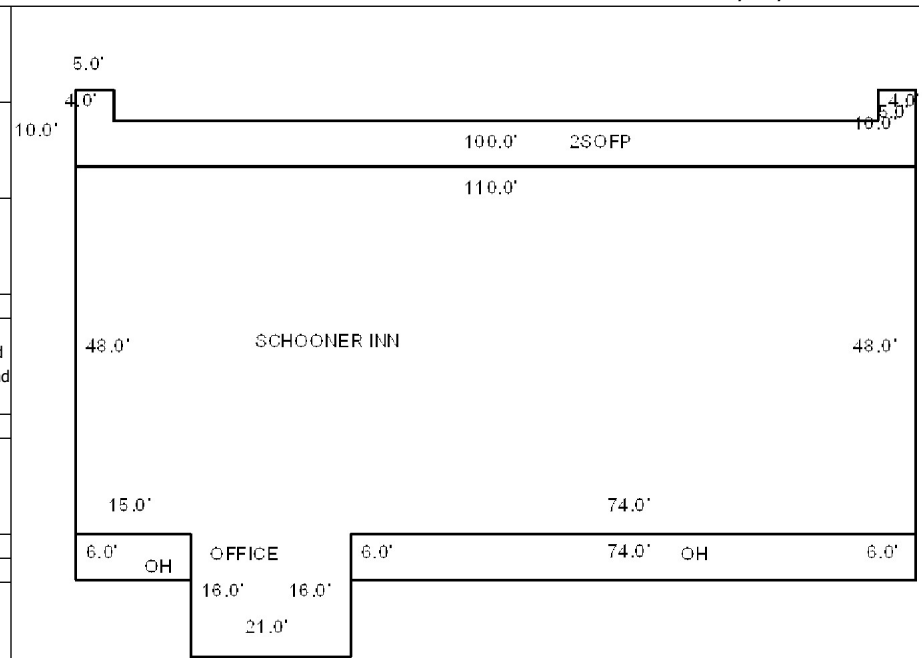
9/25/2024

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

Date Inspected 3/20/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
239 BSMT	1995	2180	3 100	4	0 %	55 %		1.ONE STORY FRAM
21 Open Frame	2000	481	3 100	4	0 %	55 %		2.TWO STORY FRAM
68 Wood Deck	2000	192	3 100	4	0 %	55 %		3.THREE STORY FR
21 Open Frame	2000	32	3 100	4	0 %	55 %		4.1 & 1/2 STORY
344 PAVING.....	1995	30000	3 100	4	0 %	50 %		5.1 & 3/4 STORY
21 Open Frame	2012	160	3 100	4	0 %	55 %		6.2 & 1/2 STORY
1 ONE STORY	2018	180	3 100	4	0 %	100 %		21.Open Frame Por
68 Wood Deck	2020	304	3 100	4	0 %	100 %		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U11-001-G

Account 2636

Location 22 JOHNSON STREET

Card 1 Of 1 9/25/2024

BAILEY, MELISSA A
BAILEY, JOHN E JR
22 JOHNSON STREET
WISCASSET ME 04578

B4999P232

Property Data

Neighborhood 107 RURAL NORTHEAST

Tree Growth Year 0

FARM LAND YEAR 0

OPEN SPACE YEAR 0

Zone/Land Use 21 RURAL

Secondary Zone

Topography 2 Rolling

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

Utilities 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

2017 56,900 75,100 0 132,000

2018 56,900 185,400 0 242,300

2019 56,900 185,400 20,000 222,300

2020 56,900 185,400 25,000 217,300

2021 56,900 185,400 25,000 217,300

2022 56,900 185,400 24,000 218,300

2023 71,100 231,700 25,000 277,800

2024 71,100 231,700 25,000 277,800

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type

Effective

Frontage

Depth

Influence

Factor

Code

Square Feet

Acres

Sites

Total Acreage

3.31

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

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

'18 estimate complete

'17 w/ mr add hse start & LI.

'17 3.31 ACRES FROM LOT 1-F.

WISCASSET

WISCASSET

Map Lot U11-001-G

Account 2636

Location 22 JOHNSON STREET

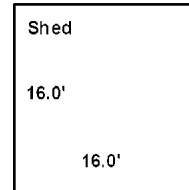
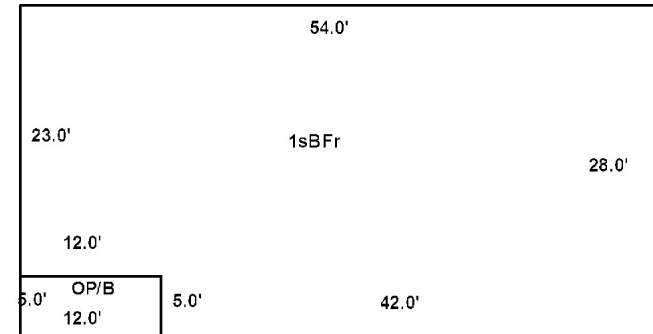
Card 1 Of 1 9/25/2024

Building Style 2 Ranch	SF Bsmt Living 600	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 3 COMPOSITION	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 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 3 Sheet Metal	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) 1452
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 2016	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 0
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 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	60	0 0	0	0 %	0 %		1.ONE STORY FRAM
27 Unfin Basement	0	60	0 0	0	0 %	0 %		2.TWO STORY FRAM
24 Frame Shed	2016	256	4 100	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 U11-001-H			Account 2637			Location 35 JOHNSON STREET			Card 1 Of 1		9/25/2024				
BOWERS, ANDREW M 941 GARDINER ROAD WISCASSET ME 04578				Property Data			Assessment Record								
				Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total				
				Tree Growth Year 0			2017	37,400	0	0	37,400				
				FARM LAND YEAR 0			2018	37,400	118,800	0	156,200				
				OPEN SPACE YEAR 0			2019	37,400	118,800	20,000	136,200				
B5066P234 B5160P115 B5734P141				Zone/Land Use 21 RURAL			2020	37,400	118,800	25,000	131,200				
Previous Owner LEMAR, NIKITA BOWERS, ANDREW M 35 JOHNSON STREET WISCASSET ME 04578 Sale Date: 5/14/2021				Secondary Zone			2021	37,400	118,800	25,000	131,200				
				Topography 2 Rolling			2022	37,400	118,800	24,000	132,200				
							2023	46,800	148,500	25,000	170,300				
							2024	46,800	148,500	25,000	170,300				
				Utilities 4 Drilled Well 6 Septic System											
				1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None											
				Street 4 Proposed											
				1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			Land Data								
Inspection Witnessed By:				TREE GROWTH PLAN 0			Front Foot		Type	Effective		Influence		Influence Codes	
				CONSERV EASE 0						Frontage	Depth	Factor	Code		
X				Sale Date 5/14/2021						11.Regular Lot					1.Open Space
				Price						12.Delta Triangle					2.Neighborhood A
				Sale Type 2 Land & Buildings						13.Nabla Triangle					3.Topography
No./Date		Description		Date Insp.					14.Rear Land				4.Size/Shape		
									15.Front Foot				5.Access		
									Square Foot		Square Feet		6.Restriction		
									16.Regular Lot				7.Corner/Locatio		
									17.Secondary Site				8.View/Environ		
									18.Secondary Site				9.Fract Share		
									19.Condominium				Acres		
									20.Base Homesite				30.Rear 20+		
									Fract. Acre		Acreage/Sites		31.Waterfront Rea		
									21.HS Size Adj	20	1.00	100	%	0	32.Open Space
									22.Base Waterfron	21	1.00	100	%	0	33.RestrictEsm
									23.Deep WF Size A	28	2.20	100	%	0	34.PASTURE 1
									Acres						35.HORTICULTURAL-
									24.Base Waterfron						36.Pasture 3
									25.Shallow WF Siz						37.Softwood
									26.Base Water Inf						38.Mixed Wood
									27.Influence W Si						39.Hardwood
									28.Rear Land 1-10						40.Wasteland
									29.Rear Land 11-2						41.CAMP SITE
									Total Acreage		3.20				42.Mobile Home Si
															43.Condo Site
															44.Site Improveme
															45.CAMP SITE
															46.PAVING/00
WISCASSET															


WISCASSET

Map Lot U11-001-H

Account 2637

Location 35 JOHNSON STREET

Card 1 Of 1 9/25/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1344
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 2017	# 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 0
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 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	
					%	%		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

28.0'

1sBFr

48.0'


WISCASSET

Map Lot U11-001-I

Account 2730

Location 29 JOHNSON STREET

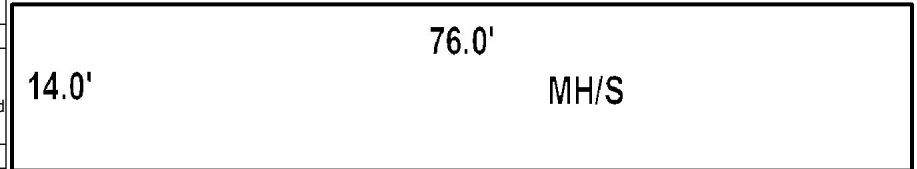
Card 1 Of 1 9/25/2024

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

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
758 Commodore	2020	14x76	3 100	4	0 %	50 %		1.ONE STORY FRAM
103 SLAB.....	2020	1064	3 100	4	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U11-002

Account 1635

Location 30 JOHNSON STREET

Card 1 Of 1 9/25/2024

WYCKOFF, KATHERINE E
WISCASSET ME 04578

B783P174

Previous Owner
WYCKOFF, RICHARD D. J/T
WYCKOFF, KATHERINE E.

WISCASSET ME 04578
Sale Date: 2/14/2012

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2012-Mr. Wyckoff passed away 2/14/12, leaving property to joint tenant. Sent veterans widow application as well.

WISCASSET

Property Data

Neighborhood	109 SOUTHEAST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	21 RURAL		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	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	2/14/2012		
Price			
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	2 Related Parties		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	48,100	115,000	16,000	147,100
2012	48,100	115,000	16,000	147,100
2013	48,100	115,000	16,000	147,100
2014	48,100	115,000	16,000	147,100
2015	48,100	115,000	16,000	147,100
2016	48,100	115,000	21,000	142,100
2017	48,100	115,000	26,000	137,100
2018	48,100	115,000	26,000	137,100
2019	48,100	115,000	26,000	137,100
2020	48,100	115,000	31,000	132,100
2021	48,100	115,000	31,000	132,100
2022	48,100	115,000	29,760	133,340
2023	60,100	143,700	31,000	172,800
2024	60,100	143,700	31,000	172,800

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		6.89				

WISCASSET

Map Lot U11-002


Account 1635

Location 30 JOHNSON STREET

Card 1

Of 1

9/25/2024

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 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% 4 Warm & Cool Air	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) 690
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 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1800	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 2	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 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 3/15/2007

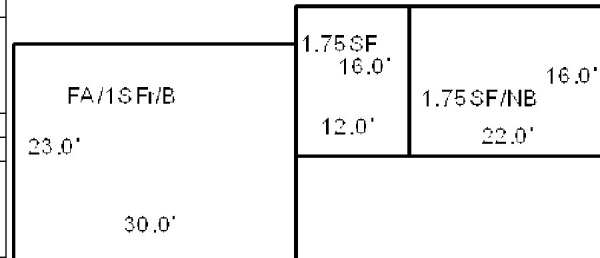
Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
5 1 & 3/4 STORY FR	0	192	0 0	0	0 %	0 %		1.ONE STORY FRAM
5 1 & 3/4 STORY FR	0	352	0 0	0	0 %	0 %		2.TWO STORY FRAM
24 Frame Shed	0	416	2 100	2	0 %	100 %		3.THREE STORY FR
158 1.75 ST	0	600	3 100	2	0 %	65 %		4.1 & 1/2 STORY
24 Frame Shed	0	300	2 100	2	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED 16X26

SHED 15X20

1.75 SBARN 20X30



BOU BARN, LLC 30 JOHNSON STREET WISCASSET ME 04578			Property Data			Assessment Record								
			Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total				
			Tree Growth Year 0			2011	195,000	59,100	16,000	238,100				
			FARM LAND YEAR 0			2012	195,000	59,100	16,000	238,100				
			OPEN SPACE YEAR 0			2013	195,000	59,100	16,000	238,100				
B5695P152			Zone/Land Use 19 COMMERCIAL			2014	195,000	59,100	16,000	238,100				
Previous Owner SEIGARS, GERALD W 228 ALNA ROAD			Secondary Zone			2015	195,000	59,100	16,000	238,100				
						2016	195,000	59,100	21,000	233,100				
						Topography 2 Rolling			2017	195,000	59,100	26,000	228,100	
Previous Owner SEIGARS, JAMES A SEIGARS, MARY B C/O BOU BARN LLC / ELIZABETH J BOUINATCHOVA & IVAN WISCASSET ME 04578 Sale Date: 4/12/2021			1.Level	4.Below St	7.Steep	2018	195,000	59,100	26,000	228,100				
			2.Rolling	5.Low	8.Rough	2019	195,000	59,100	0	254,100				
			3.Above St	6.Swampy	9.	2020	195,000	59,100	0	254,100				
			Utilities 3 Public Sewer			2021	195,000	59,100	0	254,100				
			1.Public	4.Dr Well	7.Cesspool	2022	195,000	59,100	0	254,100				
			2.Water	5.DUG/LAKE	8.	2023	206,000	73,800	0	279,800				
			3.Sewer	6.Septic	9.None	2024	206,000	73,800	0	279,800				
			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 9/24/2021														
Price														
Sale Type 2 Land & Buildings														
1.Land			4.Mobile	7.										
2.L & B			5.Other	8.										
3.Building			6.	9.										
Financing 9 Unknown														
1.Convent			4.Seller	7.										
2.FHA/VA			5.Private	8.										
3.Assumed			6.Cash	9.Unknown										
Validity 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.										
Inspection Witnessed By:														
X			Date											
No./Date	Description		Date Insp.											
Notes:														
'23 This lot was transferred to BOU BARN, LLC. by April 1st 2002. Adjust and abate and supplement to proper owner.														
'20 Per info remove James (Deceased)														
'19 Per request Homestead & Veterans exemption move to Alna address where they live now.														
WISCASSET					Fract. Acre		Effective		Influence		Influence Codes			
					21.HS Size Adj		Frontage		Depth		Factor		Code	
					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		4.00								
		</												

WISCASSET

Map Lot U11-003


Account 1636

Location 320 BATH ROAD

Card 1

Of 2

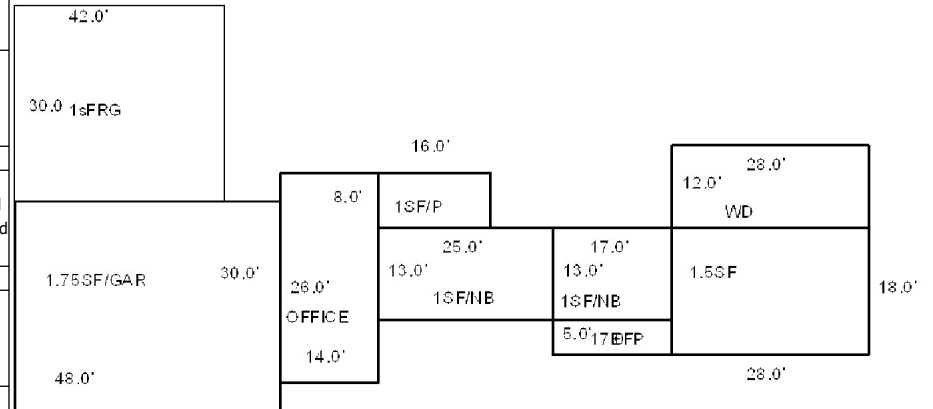
9/25/2024

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 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 9 None
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 1 GOOD	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 504
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 1900	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 1 Incomplete
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 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 2 Relative
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/07/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	1890	325	0 0	0	0 %	75 %		1.ONE STORY FRAM
1 ONE STORY	1890	221	0 0	0	0 %	75 %		2.TWO STORY FRAM
22 Encl Frame Porch	1890	85	0 0	0	0 %	75 %		3.THREE STORY FR
68 Wood Deck	1980	336	0 0	0	0 %	75 %		4.1 & 1/2 STORY
1 ONE STORY	2006	128	0 0	0	0 %	50 %		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 U11-003			Account 1636			Location 320 BATH ROAD			Card 2 Of 2			9/25/2024			
BOU BARN, LLC 30 JOHNSON STREET WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	0	78,000	0	78,000		
						FARM LAND YEAR 0			2012	0	78,000	0	78,000		
						OPEN SPACE YEAR 0			2013	0	78,000	0	78,000		
B5695P152						Zone/Land Use 19 COMMERCIAL			2014	0	78,000	0	78,000		
Previous Owner SEIGARS, GERALD W 228 ALNA ROAD						Secondary Zone			2015	0	78,000	0	78,000		
									2016	0	78,000	0	78,000		
WISCASSET ME 04578						Topography 2 Rolling			2017	0	78,000	0	78,000		
Sale Date: 9/24/2021						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	0	78,000	0	78,000		
Previous Owner SEIGARS, JAMES A SEIGARS, MARY B C/O BOU BARN LLC / ELIZABETH J BOUINATCHOVA & IVAN WISCASSET ME 04578						Utilities 1 All Public			2019	0	78,000	0	78,000		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	0	78,000	0	78,000		
						Street 1 Paved			2021	0	78,000	0	78,000		
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	0	78,000	0	78,000		
									2023	0	83,300	0	83,300		
									2024	0	83,300	0	83,300		
Inspection Witnessed By:						Land Data									
						Front Foot		Type	Effective		Influence		Influence Codes		
									Frontage	Depth	Factor	Code			
											%			1.Open Space	
											%			2.Neighborhood A	
											%			3.Topography	
											%			4.Size/Shape	
						Square Foot			Square Feet				5.Access		
											%		6.Restriction		
											%		7.Corner/Locatio		
											%		8.View/Environ		
											%		9.Fract Share		
											%		Acres		
						Fract. Acre			Acreage/Sites				30.Rear 20+		
											%		31.Waterfront Rea		
											%		32.Open Space		
											%		33.RestrictEsm		
											%		34.PASTURE 1		
											%		35.HORTICULTURAL-		
						Acres							36.Pasture 3		
											%		37.Softwood		
											%		38.Mixed Wood		
											%		39.Hardwood		
											%		40.Wasteland		
											%		41.CAMP SITE		
Total Acreage 0.00							42.Mobile Home Si								
					%		43.Condo Site								
					%		44.Site Improve								
					%		45.CAMP SITE								
					%		46.PAVING/00								
					%										

WISCASSET


WISCASSET

Map Lot U11-003

Account 1636

Location 320 BATH ROAD

Card 2 Of 2 9/25/2024

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

Date Inspected 6/07/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
228 GARAGE FRAME	1890	1440	2 100	4	0 %	75 %		1.ONE STORY FRAM
24 Frame Shed	1890	1080	2 100	4	0 %	75 %		2.TWO STORY FRAM
228 GARAGE FRAME	1999	1260	2 100	4	0 %	90 %		3.THREE STORY FR
287 OFFICE	1999	420	2 100	4	0 %	90 %		4.1 & 1/2 STORY
24 Frame Shed	1990	80	3 95	3	0 %	100 %		5.1 & 3/4 STORY
24 Frame Shed	2009	120	2 95	4	0 %	100 %		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Card 1 Of 1 9/25/2024

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-
Fract. Acre		Acreage/Sites				36.Pasture 3
21.HS Size Adj	47	1.00	100	%	0	37.Softwood
22.Base Waterfron	48	1.00	100	%	0	38.Mixed Wood
23.Deep WF Size A	50	1.00	100	%	0	39.Hardwood
Acres				%		40.Wasteland
24.Base Waterfron				%		41.CAMP SITE
25.Shallow WF Siz				%		42.Mobile Home Si
26.Base Water Inf				%		43.Condo Site
27.Influence W Si				%		44.Site Improveve
28.Rear Land 1-10				%		45.CAMP SITE
29.Rear Land 11-2				%		46.PAVING/00
		Total Acreage	2.00			

WISCASSET

Map Lot U11-003-A


Account 1637

Location 326 BATH ROAD

Card 1

Of 1

9/25/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 1	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 9 OTHER	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 768
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 1985	# 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.Defmaitn 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 3 Tenant
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/10/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	144	3 100	3	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	0	144	3 100	4	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	0	80	2 100	4	0 %	100 %		3.THREE STORY FR
24 Frame Shed	0	80	2 100	4	0 %	100 %		4.1 & 1/2 STORY
85 1.75 ST SHED....	0	100	3 100	4	0 %	100 %		5.1 & 3/4 STORY
24 Frame Shed	0	144	0 0	0	0 %	100 %		6.2 & 1/2 STORY
24 Frame Shed	2016	1152	1 100	4	0 %	75 %		21.Open Frame Por
61 Canopy	2020	288	1 100	4	0 %	100 %		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED 8X10

SHED 8X10

SHED 10X10

12.0'	24.0'
12.0'	
WD	
12.0'	32.0'
12.0'	
1SF/B	1SF/B



Property Data			Assessment Record								
Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total				
Tree Growth Year 0			2011	50,600	55,100	0	105,700				
FARM LAND YEAR 0			2012	50,600	55,100	0	105,700				
OPEN SPACE YEAR 0			2013	50,600	55,100	0	105,700				
Zone/Land Use 21 RURAL			2014	50,600	55,100	0	105,700				
Secondary Zone			2015	50,600	55,100	0	105,700				
			2016	50,600	55,100	0	105,700				
Topography 1 Level			2017	50,600	55,100	0	105,700				
1.Level	4.Below St	7.Steep	2018	50,600	55,100	0	105,700				
2.Rolling	5.Low	8.Rough	2019	50,600	55,100	0	105,700				
3.Above St	6.Swampy	9.	2020	50,600	55,100	0	105,700				
Utilities 3 Public Sewer			2021	50,600	55,100	0	105,700				
1.Public	4.Dr Well	7.Cesspool	2022	50,600	55,100	0	105,700				
2.Water	5.DUG/LAKE	8.	2023	50,600	55,100	0	105,700				
3.Sewer	6.Septic	9.None	2024	63,200	68,800	0	132,000				
Street 1 Paved			Land Data								
1.Paved	4.Proposed	7.									
2.Semi Imp	5.Private	8.	Front Foot	Type	Effective		Influence		Influence Codes		
3.Gravel	6.Pub Eas	9.NoStreet			Frontage	Depth	Factor	Code			
TREE GROWTH PLAN 0					11.Regular Lot			%			1.Open Space
CONSERV EASE 0					12.Delta Triangle			%			2.Neighborhood A
Sale Data					13.Nabla Triangle			%			3.Topography
			14.Rear Land			%		4.Size/Shape			
Sale Date			15.Front Foot			%		5.Access			
Price			Square Foot		Square Feet			6.Restriction			
Sale Type							%		7.Corner/Locatio		
1.Land	4.Mobile	7.					%		8.View/Environ		
2.L & B	5.Other	8.					%		9.Fract Share		
3.Building	6.	9.					%		Acres		
Financing							%		30.Rear 20+		
1.Convent	4.Seller	7.					%		31.Waterfront Rea		
2.FHA/VA	5.Private	8.					%		32.Open Space		
3.Assumed	6.Cash	9.Unknown					%		33.RestrictEsm		
Validity							%		34.PASTURE 1		
1.Valid	4.Split	7.Renovate	Fract. Acre		Acreage/Sites			35.HORTICULTURAL-			
2.Related	5.Partial	8.Other	21.HS Size Adj	20	1.00	100 %	0	36.Pasture 3			
3.Distress	6.Exempt	9.Foreclose	22.Base Waterfron	21	1.00	100 %	0	37.Softwood			
Verified			23.Deep WF Size A	28	0.29	100 %	0	38.Mixed Wood			
			Acres			%		39.Hardwood			
1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			24.Base Waterfron			%		40.Wasteland			
			25.Shallow WF Siz			%		41.CAMP SITE			
			26.Base Water Inf			%		42.Mobile Home Si			
			27.Influence W Si			%		43.Condo Site			
			28.Rear Land 1-10	Total Acreage 1.29					44.Site Improveme		
29.Rear Land 11-2							45.CAMP SITE				
								46.PAVING/00			




WISCASSET

Map Lot U11-004

Account 1638

Location 334 BATH ROAD

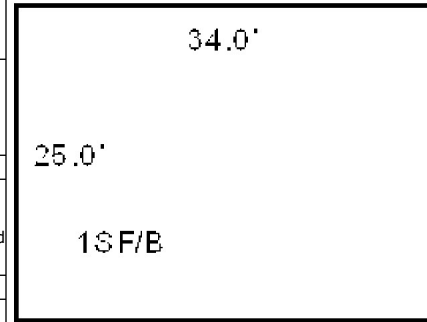
Card 1 Of 1 9/25/2024

Building Style 3 Raised Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 850
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 1955	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/10/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
26 1SFr Overhang	0	28	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	0	576	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



GARAGE 24X24



WISCASSET

Map Lot U11-005


Account 1639

Location 342 BATH ROAD

Card 1

Of 1

9/25/2024

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

Date Inspected 12/08/2006

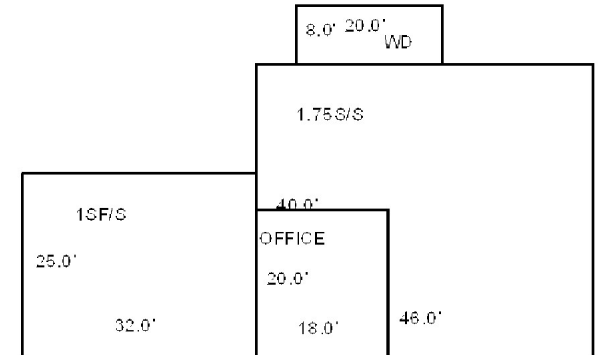
Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
228 GARAGE FRAME	1990	1840	3 100	4	0 %	75 %		1.ONE STORY FRAM
24 Frame Shed	2000	80	3 100	4	0 %	50 %		2.TWO STORY FRAM
68 Wood Deck	1990	160	3 100	4	0 %	50 %		3.THREE STORY FR
271 OFFICE MEZZ	1990	360	3 100	4	0 %	50 %		4.1 & 1/2 STORY
228 GARAGE FRAME	1960	800	2 100	4	0 %	50 %		5.1 & 3/4 STORY
24 Frame Shed	1960	63	2 100	3	0 %	50 %		6.2 & 1/2 STORY
261 WAREHOUSE	1990	1380	3 100	4	0 %	50 %		21.Open Frame Por
344 PAVING.....	1990	5000	3 100	4	0 %	50 %		22.Encl Frame Por
76 1.25 ST	2013	2000	3 100	4	0 %	75 %		23.Frame Garage
					%	%		24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic

24.0'

21.0'

A/1 SF/B



GROVER, ELAINE E.-LIFE ESTATE
WISCASSET ME 04578

Property Data

Neighborhood **108 SOUTHWEST**

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	0	29,900	16,000	13,900
2012	0	29,900	0	29,900
2013	0	29,900	16,000	13,900
2014	0	29,900	16,000	13,900
2015	0	29,900	16,000	13,900
2016	0	29,900	21,000	8,900
2017	0	29,900	26,000	3,900
2018	0	29,900	26,000	3,900
2019	0	29,900	26,000	3,900
2020	0	29,900	29,900	0
2021	0	29,900	29,900	0
2022	0	29,900	29,760	140
2023	0	37,400	31,000	6,400
2024	0	37,400	31,000	6,400

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
Square Foot		Square Feet				9.Fract Share
16.Regular Lot				%		Acres
17.Secondary Site				%		30.Rear 20+
18.Secondary Site				%		31.Waterfront Rea
19.Condominium				%		32.Open Space
20.Base Homesite				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
Fract. Acre		Acreage/Sites				36.Pasture 3
21.HS Size Adj				%		37.Softwood
22.Base Waterfront				%		38.Mixed Wood
23.Deep WF Size A				%		39.Hardwood
Acres				%		40.Wasteland
24.Base Waterfront				%		41.CAMP SITE
25.Shallow WF Siz				%		42.Mobile Home Si
26.Base Water Inf				%		43.Condo Site
27.Influence W Si				%		44.Site Improve
28.Rear Land 1-10				%		45.CAMP SITE
29.Rear Land 11-2				%		46.PAVING/00
		Total Acreage		0.00		

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2012-Mr. Grover passed away 11/30/11, removed homestead and veterans exemption. (wife's name not on property)

WISCASSET

WISCASSET

Map Lot U11-005-001


Account 2309

Location 342 BATH ROAD

Card 1

Of 1

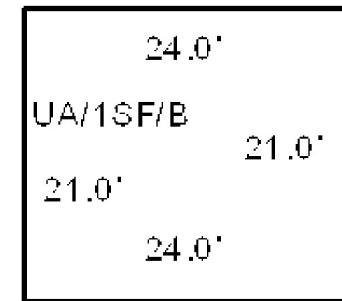
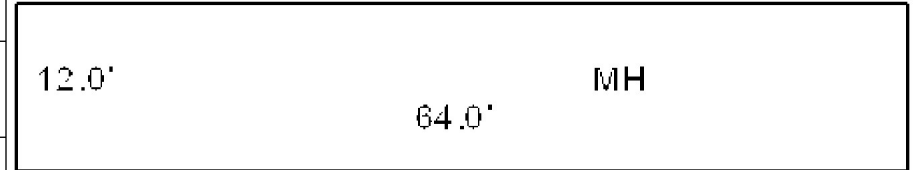
9/25/2024

Building Style 1 Conventional	SF Bsmt Living 0	Layout 2 Inadequate
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 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 9 None
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 3 OLD STYLE	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 2 Fair 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 3 Old Style	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 504
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 3	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 1	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 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 12/08/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
997 12' Mobile	1970	12x64	2 100	2	0 %	50 %		1.ONE STORY FRAM
24 Frame Shed	2003	96	3 100	4	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



GROVER, DANIEL L
WISCASSET ME 04578

Property Data

Neighborhood **108 SOUTHWEST**

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	38,100	19,500	0	57,600
2012	38,100	19,500	0	57,600
2013	0	19,500	0	19,500
2014	0	19,500	0	19,500
2015	0	19,500	0	19,500
2016	0	19,500	0	19,500
2017	0	19,500	0	19,500
2018	0	19,500	0	19,500
2019	0	19,500	0	19,500
2020	0	19,500	0	19,500
2021	0	19,500	0	19,500
2022	0	19,500	0	19,500
2023	0	24,300	0	24,300
2024	0	24,300	0	24,300

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
						8.View/Environ
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	0.00	95 %	0		37.Softwood
22.Base Waterfron	21	0.00	100 %	0		38.Mixed Wood
23.Deep WF Size A	28	0.00	100 %	0		39.Hardwood
Acres			%			40.Wasteland
24.Base Waterfron			%			41.CAMP SITE
25.Shallow WF Siz			%			42.Mobile Home Si
26.Base Water Inf			%			43.Condo Site
27.Influence W Si			%			44.Site Improve
28.Rear Land 1-10						45.CAMP SITE
29.Rear Land 11-2						46.PAVING/00
		Total Acreage		0.00		

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2003-LAND AND 1990 M/H ONLY

2013-Land on this account combined for tax purposes only with Map U-11 Lot 5.

WISCASSET


WISCASSET

Map Lot U11-005-A

Account 1640

Location BATH ROAD

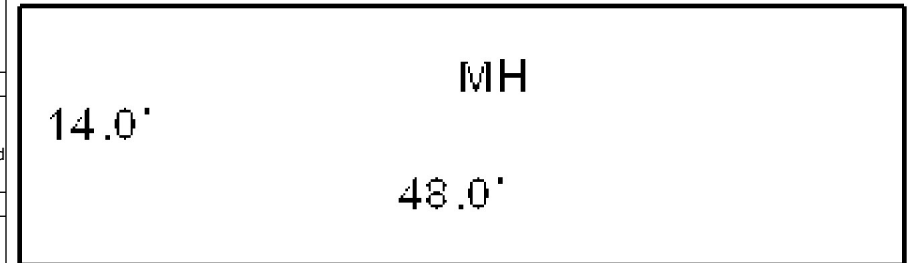
Card 1 Of 1 9/25/2024

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

Date Inspected 12/08/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14' Mobile	1990	14x48	3 100	4	0 %	50 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Card 1 Of 1 9/25/2024

WISCASSET

Property Data			Assessment Record						
Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
			2011	33,400	39,000	0	72,400		
Tree Growth Year 0			2012	33,400	39,000	0	72,400		
FARM LAND YEAR 0			2013	33,400	39,000	0	72,400		
OPEN SPACE YEAR 0			2014	33,400	39,000	0	72,400		
Zone/Land Use 21 RURAL			2015	33,400	39,000	0	72,400		
			2016	33,400	39,000	0	72,400		
Secondary Zone			2017	33,400	39,000	0	72,400		
Topography 2 Rolling			2018	33,400	39,000	0	72,400		
1.Level	4.Below St	7.Steep	2019	33,400	39,000	0	72,400		
2.Rolling	5.Low	8.Rough	2020	33,400	39,000	0	72,400		
3.Above St	6.Swampy	9.	2021	33,400	39,000	0	72,400		
Utilities	2 Public Water	3 Public Sewer	2022	33,400	39,000	0	72,400		
1.Public	4.Dr Well	7.Cesspool	2023	41,800	48,700	0	90,500		
2.Water	5.DUG/LAKE	8.	2024	41,800	48,700	0	90,500		
3.Sewer	6.Septic	9.None	Land Data						
Street	9 No Street								
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code	
3.Gravel	6.Pub Eas	9.NoStreet		11.Regular Lot			%		
TREE GROWTH PLAN 0				12.Delta Triangle			%		
CONSERV EASE 0				13.Nabla Triangle			%		
Sale Data			14.Rear Land			%			
			15.Front Foot			%			
Sale Date	8/01/1999					%			
Price	20,100					%			
Sale Type	2 Land & Buildings					%			
1.Land	4.Mobile	7.	Square Foot	Square Feet					
2.L & B	5.Other	8.					%		
3.Building	6.	9.					%		
Financing	9 Unknown						%		
1.Convent	4.Seller	7.					%		
2.FHA/VA	5.Private	8.				%			
3.Assumed	6.Cash	9.Unknown				%			
Validity	1 Arms Length Sale		Fract. Acre		Acreage/Sites				
1.Valid	4.Split	7.Renovate		20		1.00	95 %	0	
2.Related	5.Partial	8.Other		21		1.00	90 %	0	
3.Distress	6.Exempt	9.Foreclose		28		1.12	100 %	0	
							%		
Verified	5 Public Record		Acres				%		
1.Buyer	4.Agent	7.Family					%		
2.Seller	5.Pub Rec	8.Other					%		
3.Lender	6.MLS	9.					%		
							%		
			Total Acreage			2.12			

WISCASSET

Map Lot U11-005-B

Account 1641

Location 338 BATH ROAD

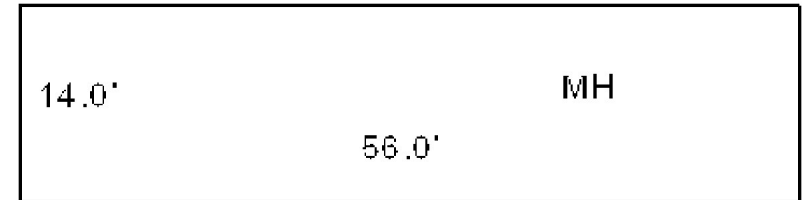
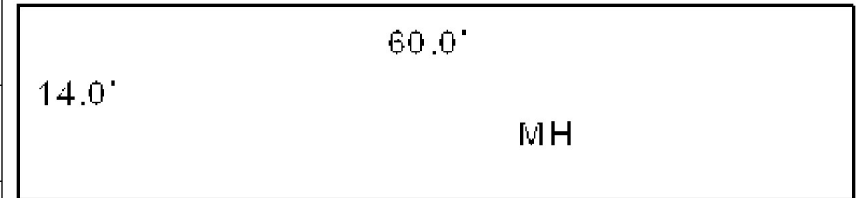
Card 1 Of 1 9/25/2024

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

Date Inspected 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14' Mobile	1973	14x60	3 100	4	0 %	50 %		1.ONE STORY FRAM
998 14' Mobile	1986	14x56	3 100	4	0 %	50 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



WISCASSET

Map Lot U11-006

Account 1646

Location 325 BATH ROAD

Card 1

Of 1

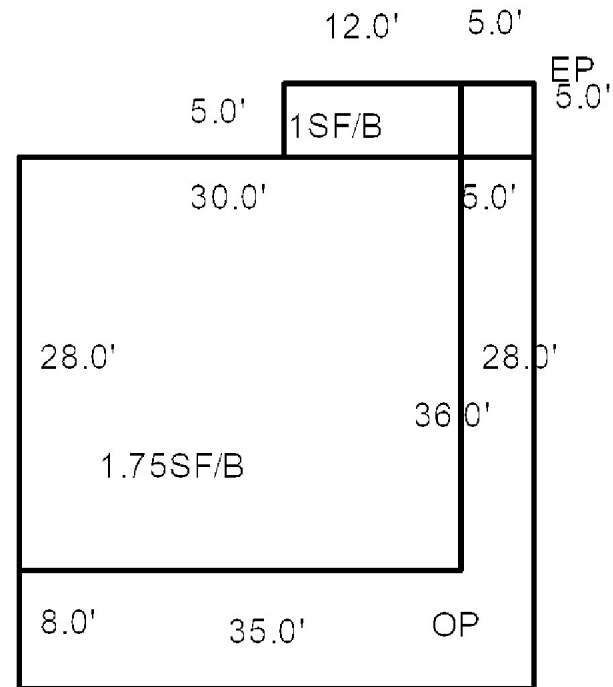
9/25/2024

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 4 Steam	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 2	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 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) 840
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 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1900	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2012	# 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 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/08/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	1900	420	3 100	4	0 %	100 %		1.ONE STORY FRAM
11 1	1900	60	3 100	4	0 %	100 %		2.TWO STORY FRAM
23 Frame Garage	1900	480	2 100	3	0 %	100 %		3.THREE STORY FR
22 Encl Frame Porch	1900	25	3 100	4	0 %	100 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U11-006-A			Account 1647			Location 335 BATH ROAD			Card 1		Of 1		9/25/2024			
MORSE, JESSICA B. 335 BATH ROAD WISCASSET ME 04578						Property Data			Assessment Record							
						Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total			
						Tree Growth Year 0			2011	52,000	72,600	10,000	114,600			
						FARM LAND YEAR 0			2012	52,000	72,600	10,000	114,600			
						OPEN SPACE YEAR 0			2013	52,000	72,600	10,000	114,600			
B5926P72						Zone/Land Use 21 RURAL			2014	52,000	72,600	10,000	114,600			
Previous Owner CHARTOM LLC 15 HANNAH DRIVE						Secondary Zone			2015	52,000	72,600	10,000	114,600			
									2016	52,000	72,600	15,000	109,600			
						TOPSHAM ME 04086 Sale Date: 8/29/2022						Topography 2 Rolling			2017	52,000
Previous Owner BENNER, BRUCE M						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	52,000	72,600	0	124,600			
						Utilities 4 Drilled Well 3 Public Sewer			2019	52,000	72,600	0	124,600			
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	52,000	72,600	0	124,600			
323 BATH ROAD WISCASSET ME 04578 Sale Date: 7/12/2021						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2021	52,000	72,600	0	124,600			
						TREE GROWTH PLAN 0			2022	52,000	72,600	0	124,600			
						CONSERV EASE 0			2023	64,000	90,800	0	154,800			
Inspection Witnessed By:						Sale Data			2024	64,000	90,800	25,000	129,800			
						Sale Date 8/29/2022			Land Data							
X						Price 297,000			Front Foot		Type	Effective		Influence		Influence Codes
						Sale Type 2 Land & Buildings						Frontage	Depth	Factor	Code	
No./Date			Description			Date Insp.			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot							1.Open Space
																2.Neighborhood A
									Square Foot							3.Topography
																4.Size/Shape
									16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite							5.Access
																6.Restriction
									Fract. Acre							7.Corner/Locatio
																8.View/Environ
									21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A							9.Fract Share
																Acres
									Acres							30.Rear 20+
																31.Waterfront Rea
									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							32.Open Space
																33.RestrictEsm
									Total Acreage 1.60							34.PASTURE 1
																35.HORTICULTURAL-
									20							36.Pasture 3
																37.Softwood
									21							38.Mixed Wood
																39.Hardwood
									28							40.Wasteland
																41.CAMP SITE
									Verified 5 Public Record							42.Mobile Home Si
																43.Condo Site
									1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.							44.Site Improve
																45.CAMP SITE
									WISCASSET							46.PAVING/00

WISCASSET

Map Lot U11-006-A

Account 1647

Location 335 BATH ROAD

Card 1 Of 1 9/25/2024

Building Style			4 Cape Cod			SF Bsmt Living			0			Layout			1 Typical											
1.Conv.			5.Colonial			9.Other			Fin Bsmt Grade			0 0			1.Typical			4.			7.					
2.Ranch			6.Split			10.Double			HEARTH			0			2.Inadeq			5.			8.					
3.R Ranch			7.Mod/Cont			11.Multi			Heat Type			100% 1 Hot Water BB			3.			6.			9.					
4.Cape			8.Log			12.Cot.			1.HWBB			5.FWA			9.No Heat			Attic 9 None								
Dwelling Units			1						2.HWCI			6.GravWA			10.			1.1/4 Fin			4.Full Fin			7.		
Other Units			0						3.H Pump			7.Electric			11.			2.1/2 Fin			5.F/Stair			8.		
Stories			4 One & 1/2 Story						4.Steam			8.F/Wall			12.			3.3/4 Fin			6.			9.None		
1.1			4.1.5			7.			Cool Type			0% 9 None						Insulation			1 Full					
2.2			5.1.75			8.			1.Refrig			4.W&C Air			7.			1.Full			4.Minimal			7.		
3.3			6.2.5			9.			2.Evapor			5.			8.			2.Heavy			5.Unknown			8.		
Exterior Walls			8 ALUM/VINYL						3.H Pump			6.			9.None			3.Capped			6.			9.None		
1.CLAP			5.T-111			9.OTHER			Kitchen Style			2 TYPICAL						Unfinished %			0%					
2.WD SH			6.BR/STONE			10.			1.GOOD			4.Obsolete			7.			Grade & Factor			3 Average 105%					
3.COMP			7.NOV			11.			2.TYPICAL			5.			8.			1.E Grade			4.B Grade			7.AA+ Grad		
4.ASB/ASP			8.AL/VIN			12.			3.OLD TYPE			6.			9.None			2.D Grade			5.A Grade			8.AA++Grad		
Roof Surface			1 Asphalt Shingles						Bath(s) Style			2 TYPICAL						3.C Grade			6.AA Grade			9.Same		
1.Asphalt			4.Composit			7.			1.GOOD			4.Obsolete			7.			SQFT (Footprint)			768					
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			7						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			1833						# Half Baths			1						Funct. % Good			100%					
Year Remodeled			0						# Addn Fixtures			0						Functional Code			9 None					
Foundation			3 Brick &/or Stone						# Fireplaces			0						1.Incomp			4.SMALL			7.LAYOUT		
1.Concrete			4.Wood			7.												2.O-Built			5.CDU			8.OTHER		
2.C Block			5.Slab			8.												3.Defmaint			6.STYLE			9.None		
3.Br/Stone			6.Piers			9.												Econ. % Good			100%					
Basement			4 Full Basement															Economic Code			None					
1.1/4 Bmt			4.Full Bmt			7.												0.None			3.Services			9.None		
2.1/2 Bmt			5.None			8.												1.Location			4.Traffic			8.		
3.3/4 Bmt			6.			9.None												2.Encroach			8.Other			9.		
Bsmt Gar # Cars			0															Entrance Code			1 Interior Inspect					
Wet Basement			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					

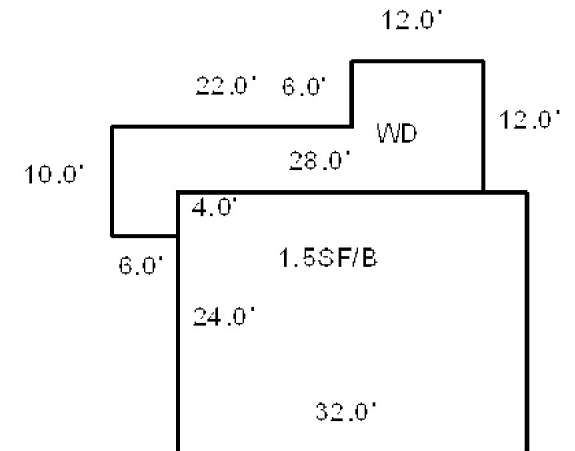
TRIO

Software

A Division of Harris Computer Systems

Date Inspected 2/10/2007

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
68 Wood Deck	0	264	0 0	0	0 %	0 %		3.THREE STORY FR
23 Frame Garage	1980	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 24 X24



Map Lot U11-007			Account 1648			Location 313 BATH ROAD			Card 1 Of 2			9/25/2024			
FAIR WINDS HOLDINGS, LLC 323 BATH ROAD WISCASSET ME 04578 B5530P272						Property Data			Assessment Record						
						Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	169,500	27,900	0	197,400		
						FARM LAND YEAR 0			2012	169,500	27,900	0	197,400		
						OPEN SPACE YEAR 0			2013	169,500	27,900	0	197,400		
Previous Owner BENNER, BRUCE M 323 BATH ROAD WISCASSET ME 04578 Sale Date: 6/09/2020						Zone/Land Use 19 COMMERCIAL			2014	169,500	27,900	0	197,400		
						Secondary Zone			2015	169,500	27,900	0	197,400		
									2016	169,500	27,900	0	197,400		
						Topography 1 Level			2017	169,500	27,900	0	197,400		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	169,500	27,900	0	197,400		
2019	169,500	27,900	0	197,400											
WISCASSET ME 04578 Sale Date: 6/09/2020						Utilities 1 All Public			2020	169,500	27,900	0	197,400		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	163,100	27,900	0	191,000		
									2022	163,100	27,900	0	191,000		
						Street 1 Paved			2023	172,200	30,700	0	202,900		
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2024	172,200	30,700	0	202,900		
Land Data															
Inspection Witnessed By:						Front Foot		Type	Effective		Influence		Influence Codes		
									Frontage	Depth	Factor	Code			
											%				
											%				
											%				
X						11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot					%		1.Open Space		
											%		2.Neighborhood A		
											%		3.Topography		
											%		4.Size/Shape		
											%		5.Access		
No./Date											%		6.Restriction		
											%		7.Corner/Locatio		
											%		8.View/Environ		
											%		9.Fract Share		
											%		Acres		
Description						Square Foot			Square Feet				30.Rear 20+		
											%		31.Waterfront Rea		
											%		32.Open Space		
											%		33.RestrictEsm		
											%		34.PASTURE 1		
Date Insp.											%		35.HORTICULTURAL-		
											%		36.Pasture 3		
											%		37.Softwood		
											%		38.Mixed Wood		
											%		39.Hardwood		
Notes:						Fract. Acre			Acreage/Sites				40.Wasteland		
											%		41.CAMP SITE		
									47	1.00	100	%	0	42.Mobile Home Si	
									48	1.00	100	%	0	43.Condo Site	
									50	0.87	100	%	0	44.Site Improve	
'21 SPLIT OF P/O THIS LOT AND P/O LOT 6, CREATING NEW 3RD LOT AND NEW AC OF EXISTING LOTS. 1/23/01 ISSUED ABATEMENT FOR \$8000 VALUATION (FOR THE PAST 3 YEARS) IT WASDISCOVERED THAT HE ONLY HAS 5.5 ACRES AND NOT 9.5 ACRES. ALL RECORDS WERE CORRECTED. 2003-DIVORCE DECREE PREVIOUS BK1298 PG222 2003-SOLD 302 AC TO LEIGH PROPERTY AND CHANGED THIS REMAINING LAND TO 100%						Acres					%		45.CAMP SITE		
											%		46.PAVING/00		
											%				
											%				
											%				
WISCASSET									Total Acreage		1.87				

WISCASSET

Map Lot U11-007


Account 1648

Location 313 BATH ROAD

Card 1

Of 2

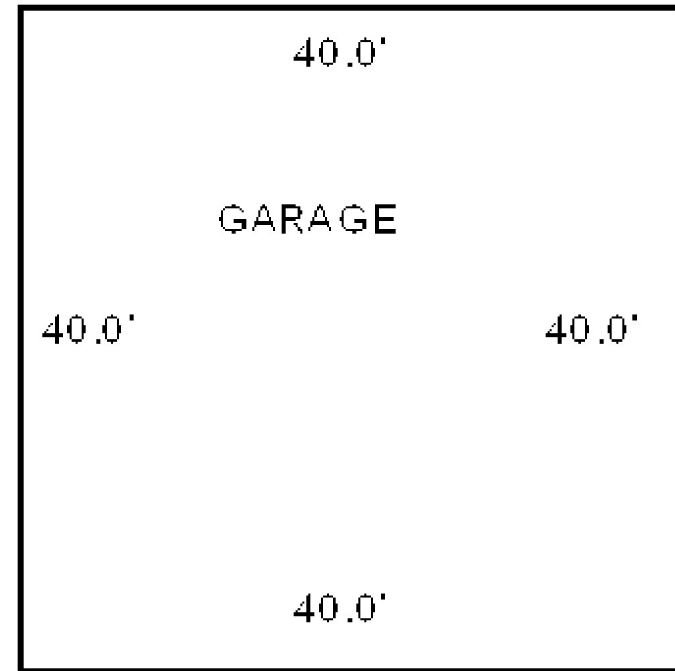
9/25/2024

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

Date Inspected 12/08/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
228 GARAGE FRAME	1945	1600	2 100	2	0 %	100 %		1.ONE STORY FRAM
29 Finished Attic	1945	800	2 100	2	0 %	100 %		2.TWO STORY FRAM
28 Unfinished Attic	1945	800	2 100	2	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 U11-007			Account 1648	Location 323 BATH ROAD			Card 2	Of 2	9/25/2024					
FAIR WINDS HOLDINGS, LLC 323 BATH ROAD WISCASSET ME 04578				Property Data			Assessment Record							
				Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total			
				Tree Growth Year 0			2021	0	281,900	0	281,900			
				FARM LAND YEAR 0			2022	0	281,900	0	281,900			
				OPEN SPACE YEAR 0			2023	0	299,100	0	299,100			
B5530P272				Zone/Land Use 19 COMMERCIAL			2024	0	299,100	0	299,100			
Previous Owner BENNER, BRUCE M 323 BATH ROAD WISCASSET ME 04578 Sale Date: 6/09/2020				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										
WISCASSET ME 04578 Sale Date: 6/09/2020				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										
Inspection Witnessed By:				Sale Data			Land Data							
X				Sale Date 6/09/2020			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 Improveme 45.CAMP SITE 46.PAVING/00
No./Date				Description		Date Insp.				Frontage	Depth	Factor	Code	
Notes:				Price 900,000			Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Square Feet				
				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			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 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.										
							Total Acreage		0.00					

WISCASSET

Map Lot U11-007


Account 1648

Location 323 BATH ROAD

Card 2

Of 2

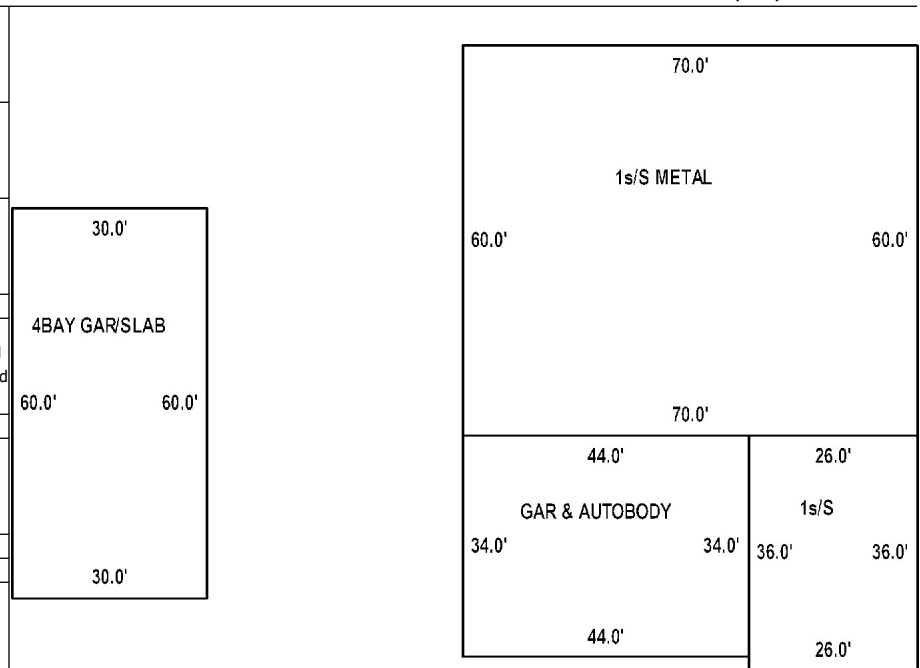
9/25/2024

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

Date Inspected 12/08/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
228 GARAGE FRAME	1996	4200	3 100	4	0 %	100 %		1.ONE STORY FRAM
228 GARAGE FRAME	1960	1496	3 100	4	0 %	100 %		2.TWO STORY FRAM
228 GARAGE FRAME	2001	1800	3 100	4	0 %	100 %		3.THREE STORY FR
287 OFFICE	1960	936	3 100	5	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	1960	312	3 100	5	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 U11-007-A			Account 2277			Location 3 HERITAGE LANE			Card 1		Of 2		9/25/2024			
MURRAY HILL PROPERTIES, INC. EAST BOOTHBAY ME 04544						Property Data			Assessment Record							
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total			
						Tree Growth Year 0			2011	1,207,400	823,800	0	2,031,200			
						FARM LAND YEAR 0			2012	1,207,400	823,800	0	2,031,200			
						OPEN SPACE YEAR 0			2013	1,207,400	823,800	0	2,031,200			
B4070P65 B4629P217 B6039P102						Zone/Land Use 21 RURAL			2014	1,207,400	576,600	0	1,784,000			
Previous Owner LEIGH PROPERTY MANAGEMENT, INC. PO BOX 147 DAMARISCOTTA ME 04543 Sale Date: 10/14/2008						Secondary Zone			2015	1,207,400	576,600	0	1,784,000			
									2016	1,207,400	576,600	0	1,784,000			
						Topography 1 Level 1 Level			2017	1,207,400	576,600	0	1,784,000			
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	1,207,400	576,600	0	1,784,000			
						Utilities 1 All Public			2019	1,207,400	576,600	0	1,784,000			
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	1,207,400	576,600	0	1,784,000			
									2021	1,207,400	576,600	0	1,784,000			
									2022	1,207,400	576,600	0	1,784,000			
									2023	1,279,800	619,600	0	1,899,400			
									2024	1,279,800	619,600	0	1,899,400			
Inspection Witnessed By:									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			
X						13.Nabla Triangle					%		3.Topography			
						14.Rear Land					%		4.Size/Shape			
						15.Front Foot					%		5.Access			
											%		6.Restriction			
											%		7.Corner/Locatio			
No./Date						Square Foot		Square Feet				8.View/Environ				
												9.Fract Share				
												Acres				
												30.Rear 20+				
												31.Waterfront Rea				
Description						16.Regular Lot						32.Open Space				
						17.Secondary Site						33.RestrictEsm				
						18.Secondary Site						34.PASTURE 1				
						19.Condominium						35.HORTICULTURAL-				
						20.Base Homesite						36.Pasture 3				
Notes:						Fract. Acre		Acres				37.Software				
						21.HS Size Adj		20		40.00	100	%	0	38.Mixed Wood		
						22.Base Waterfron		21		1.00	100	%	0	39.Hardwood		
						23.Deep WF Size A		28		2.20	100	%	0	40.Wasteland		
						Acres								41.CAMP SITE		
10/27/03-TAXED ONLY FOR 3.2 ACRES BUT ACTUALLY OWNS 20 ACRES. SUPPLEMENTAL TAX BILL WILL BE SENT. 2004-5 APT. BUILDINGS-2 DONE 100%, 1 @ 60%, 1 @ 50%, 1 @ 30% GARAGE DONE 100%. ENTERED AT 200 % FUNCTIONAL THOSE THAT ARE FINISHED SIMILAR TO THE WAY DEER RIDGE WAS ENTERED IN TRIO TO TAKE INTO CONSIDERATION THE 2ND FLOOR APTS. 60% FUNCT. = 120%, 50% FUNCT. = 100%, AND 30% FUNCT. = 60%. CHECK IN 2005						24.Base Waterfron						42.Mobile Home Si				
						25.Shallow WF Siz								43.Condo Site		
						26.Base Water Inf								44.Site Improveve		
						27.Influence W Si								45.CAMP SITE		
						28.Rear Land 1-10								46.PAVING/00		
WISCONSIN. BUILDINGS COMPLETED. TOTAL NOW = 10 4-APT. BUILDING UNITS						29.Rear Land 11-2										
								Total Acreage		3.20						


WISCASSET

Map Lot U11-007-A

Account 2277

Location 3 HERITAGE LANE

Card 1 Of 2 9/25/2024

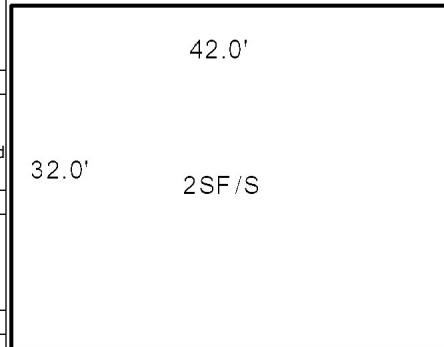
Building Style	SF Bsmt Living	Layout
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100%	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic
Dwelling Units	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin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

Date Inspected 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
201 APT	2003	1344	3 105	5	0 %	70 %		1.ONE STORY FRAM
201 APT	2003	1344	3 105	5	0 %	70 %		2.TWO STORY FRAM
201 APT	2003	1344	3 105	5	0 %	70 %		3.THREE STORY FR
201 APT	2003	1344	3 105	5	0 %	70 %		4.1 & 1/2 STORY
201 APT	2003	1344	3 105	5	0 %	70 %		5.1 & 3/4 STORY
201 APT	2003	1344	3 105	5	0 %	70 %		6.2 & 1/2 STORY
23 Frame Garage	2003	2624	3 105	5	0 %	70 %		21.Open Frame Por
201 APT	2005	1344	3 105	5	0 %	70 %		22.Encl Frame Por
201 APT	2005	1344	3 105	5	0 %	70 %		23.Frame Garage
201 APT	2005	1344	3 105	5	0 %	70 %		24.Frame Shed
201 APT	2005	1344	3 105	5	0 %	70 %		25.Frame Bay Wind
201 APT	2005	1344	3 105	5	0 %	70 %		26.1SFr Overhang
201 APT	2005	1344	3 105	5	0 %	70 %		27.Unfin Basement
201 APT	2005	1344	3 105	5	0 %	70 %		28.Unfinished Att
201 APT	2005	1344	3 105	5	0 %	70 %		29.Finished Attic

10 BUILDINGS (4) APTS EACH BLDG (1) BDRM EACH UNIT



Map Lot U11-007-A

Account 2277

Location 3 HERITAGE LANE

Card 2 Of 2 9/25/2024

MURRAY HILL PROPERTIES, INC.
EAST BOOTHBAY ME 04544

B4070P65 B4629P217 B6039P102

Previous Owner
LEIGH PROPERTY MANAGEMENT, INC.

PO BOX 147
DAMARISCOTTA ME 04543
Sale Date: 10/14/2008

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

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	10/14/2008		
Price			
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	2 Related Parties		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	0	85,000	0	85,000
2012	0	85,000	0	85,000
2013	0	85,000	0	85,000
2014	0	59,500	0	59,500
2015	0	59,500	0	59,500
2016	0	59,500	0	59,500
2017	0	59,500	0	59,500
2018	0	59,500	0	59,500
2019	0	59,500	0	59,500
2020	0	59,500	0	59,500
2021	0	59,500	0	59,500
2022	0	59,500	0	59,500
2023	0	63,100	0	63,100
2024	0	63,100	0	63,100

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		0.00				


WISCASSET

Map Lot U11-007-A

Account 2277

Location 3 HERITAGE LANE

Card 2 Of 2 9/25/2024

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical	4.	7.
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq	5.	8.
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3.	6.	9.
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic		
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.
Stories			4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.				3.Defmaint	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code 0		
Date Inspected 12/06/2006						1.Owner	4.Agent	7.
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
201 APT	2005	1344	3 105	5	0 %	70 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

WISCASSET

WISCASSET

Map Lot U11-007-B

Account 2726

Location

Card 1 Of 1 9/25/2024

Building Style			SF Bsmt Living			Layout				
1.Conv. 5.Colonial 9.Other			Fin Bsmt Grade			1.Typical 4. 7.				
2.Ranch 6.Split 10.Double			HEARTH			2.Inadeq 5. 8.				
3.R Ranch 7.Mod/Cont 11.Multi			Heat Type 100%			3. 6. 9.				
4.Cape 8.Log 12.Cot.			1.HWBB 5.FWA 9.No Heat			Attic				
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.				
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.				
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None				
1.1 4.1.5 7.			Cool Type 0%			Insulation				
2.2 5.1.75 8.			1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.				
3.3 6.2.5 9.			2.Evapor 5. 8.			2.Heavy 5.Unknown 8.				
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None				
1.CLAP 5.T-111 9.OTHER			Kitchen Style			Unfinished %				
2.WD SH 6.BR/STONE 10.			1.GOOD 4.Obsolete 7.			Grade & Factor				
3.COMP 7.NOV 11.			2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad				
4.ASB/ASP 8.AL/VIN 12.			3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad				
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same				
1.Asphalt 4.Composit 7.			1.GOOD 4.Obsolete 7.			SQFT (Footprint)				
2.Slate 5.Wood 8.			2.TYPICAL 5. 8.			Condition				
3.Metal 6.Other 9.			3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G				
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc				
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same				
OPEN-4-CUSTOM			# Full Baths			Phys. % Good				
Year Built			# Half Baths			Funct. % Good				
Year Remodeled			# Addn Fixtures			Functional Code				
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT				
1.Concrete 4.Wood 7.						2.O-Built 5.CDU 8.OTHER				
2.C Block 5.Slab 8.						3.Defmaint 6.STYLE 9.None				
3.Br/Stone 6.Piers 9.						Econ. % Good				
Basement						Economic Code				
1.1/4 Bmt 4.Full Bmt 7.						0.None 3.Services 9.None				
2.1/2 Bmt 5.None 8.			1.Location 4.Traffic 8.			Entrance Code 0				
3.3/4 Bmt 6. 9.None			2.Encroach 8.Other 9.			1.Interior 4.Vacant 7.				
Bsmt Gar # Cars						2.Refusal 5.Estimate 8.				
Wet Basement						3.Informed 6. 9.				
1.Dry 4. 7.						Information Code 0				
2.Damp 5. 8.						1.Owner 4.Agent 7.				
3.Wet 6. 9.						2.Relative 5.Estimate 8.				
						3.Tenant 6.Other 9.				
Date Inspected								1.ONE STORY FRAM		
Additions, Outbuildings & Improvements								2.TWO STORY FRAM		
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	3.THREE STORY FR		
					%	%		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 U11-008

Account 1649

Location 28 PAGE AVENUE

Card 1 Of 1 9/25/2024

PAYSON, MATTHEW L
PAYSON, ROBIN
28 PAGE AVE
WISCASSET ME 04578

B6021P95

Previous Owner
GENG, PAULA F
PAULA GENG
C/O PAM MURRAY
BATH ME 04530
Sale Date: 7/27/2023

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record				
Neighborhood 108 SOUTHWEST Tree Growth Year 0 FARM LAND YEAR 0 OPEN SPACE YEAR 0 Zone/Land Use 16 RESIDENTIAL Secondary Zone Topography 2 Rolling 1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9. Utilities 3 Public Sewer 1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet TREE GROWTH PLAN 0 CONSERV EASE 0 Sale Data Sale Date 7/27/2023 Price 287,000 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.			Year	Land	Buildings	Exempt	Total
			2011	33,100	108,900	0	142,000
			2012	33,100	108,900	0	142,000
			2013	33,100	108,900	0	142,000
2014	33,100	108,900	0	142,000			
2015	33,100	108,900	0	142,000			
2016	33,100	108,900	0	142,000			
2017	33,100	108,900	0	142,000			
2018	33,100	108,900	0	142,000			
2019	33,100	108,900	0	142,000			
2020	33,100	108,900	0	142,000			
2021	33,100	108,900	0	142,000			
2022	33,100	108,900	0	142,000			
2023	41,400	136,100	0	177,500			
2024	41,400	136,100	0	177,500			
Land Data							
Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot	Type	Effective		Influence		Influence Codes	
		Frontage	Depth	Factor	Code		
				%		1.Open Space	
				%		2.Neighborhood A	
				%		3.Topography	
				%		4.Size/Shape	
				%		5.Access	
				%		6.Restriction	
Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite	Square Feet				7.Corner/Locatio		
			%		8.View/Environ		
			%		9.Fract Share		
			%		Acres		
			%		30.Rear 20+		
			%		31.Waterfront Rea		
			%		32.Open Space		
			%		33.RestrictEsm		
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2	Acreage/Sites				34.PASTURE 1		
	20	1.00	100 %	0	35.HORTICULTURAL-		
	21	1.00	100 %	0	36.Pasture 3		
	28	0.05	100 %	0	37.Softwood		
			%		38.Mixed Wood		
			%		39.Hardwood		
			%		40.Wasteland		
			%		41.CAMP SITE		
Total Acreage 1.05					42.Mobile Home Si		
					43.Condo Site		
					44.Site Improveve		
					45.CAMP SITE		

WISCASSET

Map Lot U11-008

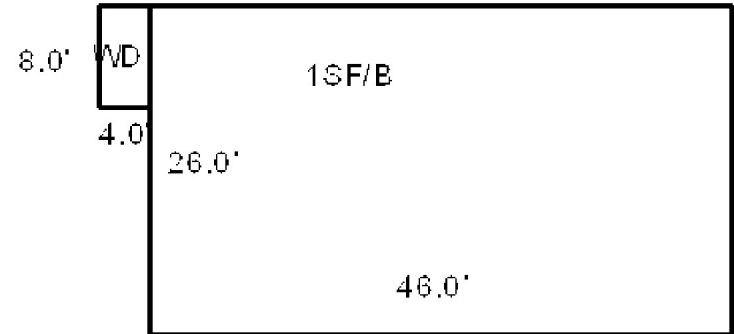
Account 1649

Location 28 PAGE AVENUE

Card 1 Of 1 9/25/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 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) 1196
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1973	# 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.

GARAGE 24X28



Date Inspected 12/05/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	32	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	0	672	3 100	4	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



WISCASSET

Map Lot U11-009


Account 1650

Location 32 PAGE AVENUE

Card 1

Of 1

9/25/2024

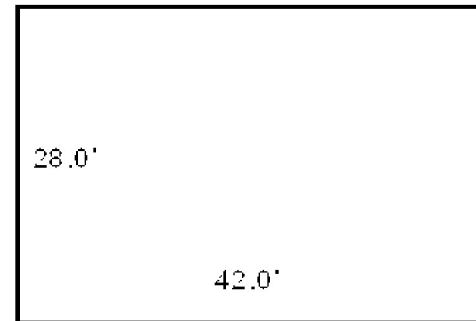
Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 3 COMPOSITION	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 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 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	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 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.

GARAGE 18X24

SHED 8X8

GARAGE 26X30

IG POOL



Date Inspected 3/16/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	1996	432	3 100	4	0 %	100 %		1.ONE STORY FRAM
23 Frame Garage	1990	780	3 100	4	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	1990	64	3 100	4	0 %	100 %		3.THREE STORY FR
63 Swimming Pool	1975	1	3 100	4	99 %	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

BELL, KATHRYN H
BELL, CHELSIE
36 PAGE AVE
WISCASSET ME 04578
USA
B809P175 B5360P48

Previous Owner
SOULE, DEAN A
SOULE, EDNA N
C/O DEAN SOULE
ZEPHYRHILLS FL 33540
Sale Date: 3/01/2019

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

9/10/24 NAH. NOT SURE ON INT PLUMBING, CHECK FOR 25,
MIGHT BE NEW BATH?
2002-8 X 10 SHED ADDED

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		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		3/01/2019	
Price		157,000	
Sale Type		2 Land & Buildings	
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing		9 Unknown	
1.Convert	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity		1 Arms Length Sale	
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified		5 Public Record	
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	33,100	102,400	16,000	119,500
2012	33,100	102,400	16,000	119,500
2013	33,100	102,400	16,000	119,500
2014	33,100	102,400	16,000	119,500
2015	33,100	102,400	16,000	119,500
2016	33,100	102,400	21,000	114,500
2017	33,100	102,400	26,000	109,500
2018	33,100	102,400	26,000	109,500
2019	33,100	102,400	0	135,500
2020	33,100	102,400	0	135,500
2021	33,100	102,400	0	135,500
2022	33,100	102,400	0	135,500
2023	41,300	128,000	0	169,300
2024	41,300	128,000	0	169,300

Land Data

Front Foot	Type	Effective		Influence		Influence Codes	
		Frontage	Depth	Factor	Code		
11.Regular Lot				%		1.Open Space	
12.Delta Triangle				%		2.Neighborhood A	
13.Nabla Triangle				%		3.Topography	
14.Rear Land				%		4.Size/Shape	
15.Front Foot				%		5.Access	
				%		6.Restriction	
				%		7.Corner/Locatio	
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	0.03	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		1.03		46.PAVING/00	

WISCASSET

Map Lot U11-010


Account 1651

Location 36 PAGE AVENUE

Card 1

Of 1

9/25/2024

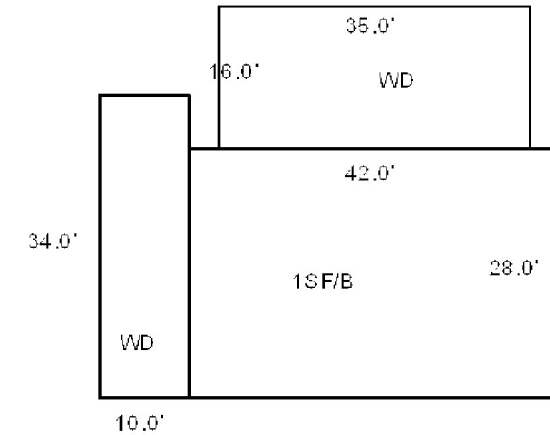
Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 7 Electric	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 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 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1974	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 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 2/10/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	350	0 0	0	0 %	0 %	
68 Wood Deck	1999	560	3 100	4	0 %	100 %	
73 AB.GR. POOL.....	1999	1	3 100	4	99 %	100 %	
24 Frame Shed	2001	80	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

SHED 8X10



AG POOL



Map Lot U11-011

Account 1652

Location 40 PAGE AVENUE

Card 1 Of 1

9/25/2024

GORNEAU, MARILYN N
WISCASSET ME 04578

B820P139 B3859P120

Previous Owner
GORNEAU, JR., WALTER J.
GORNEAU, MARILYN N.
C/O MARILYN N. GORNEAU
WISCASSET ME 04578
Sale Date: 6/01/2007

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 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 6/01/2007

Price

Sale Type 2 Land & Buildings

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

Financing 9 Unknown

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

Validity 2 Related Parties

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

Verified 5 Public Record

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

Assessment Record

Year

Land

Buildings

Exempt

Total

201133,100123,40010,000146,500

201233,100123,40010,000146,500

201333,100123,40010,000146,500

201433,100123,40010,000146,500

201533,100123,40010,000146,500

201633,100123,40015,000141,500

201733,100123,40020,000136,500

201833,100123,40020,000136,500

201933,100123,40020,000136,500

202033,100123,40025,000131,500

202133,100123,40025,000131,500

202233,100123,40024,000132,500

202341,300154,30025,000170,600

202441,300154,30025,000170,600

Land Data

Front Foot

Type

Effective

Influence

Influence Codes

11.Regular Lot

12.Delta Triangle

13.Nabla Triangle

14.Rear Land

15.Front Foot

16.Regular Lot

17.Secondary Site

18.Secondary Site

19.Condominium

20.Base Homesite

21.HS Size Adj

22.Base Waterfron

23.Deep WF Size A

24.Base Waterfron

25.Shallow WF Siz

26.Base Water Inf

27.Influence W Si

28.Rear Land 1-10

29.Rear Land 11-2

20

21

28

Total Acreage 1.03

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

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

WISCASSET

WISCASSET

Map Lot U11-011


Account 1652

Location 40 PAGE AVENUE

Card 1

Of 1

9/25/2024

Building Style 2 Ranch	SF Bsmt Living 144	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% 7 Electric	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 9 OTHER	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 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) 1238
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 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	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 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	
68 Wood Deck	0	112	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	2005	576	3 100	4	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

14.0'

8.0'

WD

1SF/B

28.0'

44.0'

GARAGE 24X24



Map Lot U11-012			Account 1653			Location 44 PAGE AVENUE			Card 1 Of 1			9/25/2024			
GOUD, EDWARD C GOUD, DUANE E C/O DUANE GOUD WISCASSET ME 04578 B3982P35						Property Data			Assessment Record						
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	33,000	94,700	0	127,700		
						FARM LAND YEAR 0			2012	33,000	94,700	0	127,700		
						OPEN SPACE YEAR 0			2013	33,000	94,700	0	127,700		
Previous Owner KOESTER, SEAN D. C/O DUANE & EDWARD GOUD 442 GARDINER ROAD WISCASSET ME 04578 Sale Date: 3/25/2008						Zone/Land Use 16 RESIDENTIAL			2014	33,000	94,700	0	127,700		
						Secondary Zone			2015	33,000	94,700	0	127,700		
									2016	33,000	94,700	0	127,700		
						Topography 1 Level			2017	33,000	94,700	0	127,700		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	33,000	94,700	0	127,700		
Utilities 3 Public Sewer			2019	33,000	94,700				0	127,700					
			2020	33,000	94,700				0	127,700					
Previous Owner KOESTER, KRISTEN J. J/T KOESTER, SEAN D. WISCASSET ME 04578 Sale Date: 11/09/2006						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	33,000	94,700	0	127,700		
									2022	33,000	94,700	0	127,700		
						Street 1 Paved			2023	41,300	118,300	0	159,600		
									2024	41,300	118,300	0	159,600		
						44 PAGE AVENUE WISCASSET ME 04578						Land Data			
Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence							Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00			
			Frontage	Depth	Factor								Code		
					%										
					%										
					%										
Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Square Feet												
				%											
				%											
				%											
				%											
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2			Acreage/Sites												
			20	1.00	100	%	0								
			21	1.00	100	%	0								
			28	0.02	100	%	0								
					%										
Notes: 2004-PREVIOUS OWNER: CELISTA RICE BK1688 PG292 2007-DIVORCE DECREE. PREVIOIUS BK3133 PG211, BOUGHT 8/18/2003 FOR \$127,000. 2008-NOTICE FROM ATTORNEY THAT PROPERTY SOLD 03/25/08. FORMER OWNER: SEAN D. KOESTER BK3771 PG192 - SOLD TO STEPHEN MONAGHAN, JR. FOR \$86,000 BK3982 PG33 WHO SOLD SAME DAY TO EDWARD C. GOUD & DUANE E. GOUD FOR \$105,000. WISCASSET						Total Acreage 1.02									



WISCASSET

Map Lot U11-012

Account 1653

Location 44 PAGE AVENUE

Card 1 Of 1 9/25/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 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) 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 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 1972	# 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.

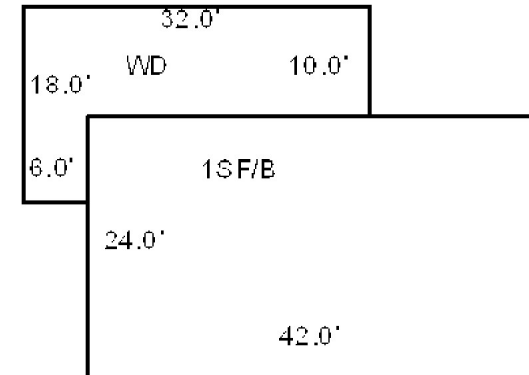
Date Inspected 12/05/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	372	3 100	4	0 %	100 %		1.ONE STORY FRAM
23 Frame Garage	0	672	3 100	4	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	0	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

SHED 8X12

GARAGE 24X28



Map Lot U11-013

Account 1654

Location 37 PAGE AVENUE

Card 1 Of 1 9/25/2024

JAMES, BRYAN C
37 PAGE AVENUE
WISCASSET ME 04578

B5362P244 B5365P72

Previous Owner
RODRIGUES, JOE S
19 BEACH AVENUE

KENNEBUNK ME 04043
Sale Date: 3/22/2019

Previous Owner
DRUMMEY, CAROLYN C.

37 PAGE AVENUE
WISCASSET ME 04578
Sale Date: 6/12/2015

Previous Owner
BOWLES, MARION B.

5 DIKE LANDING ROAD
BATH ME 04530

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2004-PREVIOUS OWNER: MARION BOWLES BK890 PG22

WISCASSET

Property Data			Assessment Record							
Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total			
			2011	31,700	115,500	10,000	137,200			
Tree Growth Year 0			2012	31,700	115,500	10,000	137,200			
FARM LAND YEAR 0			2013	31,700	115,500	10,000	137,200			
OPEN SPACE YEAR 0			2014	31,700	115,500	10,000	137,200			
Zone/Land Use 16 RESIDENTIAL			2015	31,700	115,500	10,000	137,200			
			2016	31,700	115,500	0	147,200			
Secondary Zone			2017	31,700	115,500	0	147,200			
Topography 6 Swampy			2018	31,700	115,500	0	147,200			
			2019	31,700	115,500	0	147,200			
1.Level 4.Below St 7.Steep			2020	31,700	115,500	0	147,200			
2.Rolling 5.Low 8.Rough			2021	31,700	115,500	0	147,200			
3.Above St 6.Swampy 9.			2022	31,700	115,500	0	147,200			
Utilities 3 Public Sewer			2023	39,600	144,400	0	184,000			
1.Public 4.Dr Well 7.Cesspool			2024	39,600	144,400	0	184,000			
2.Water 5.DUG/LAKE 8.			Land Data							
3.Sewer 6.Septic 9.None										
Street 1 Paved			Front Foot	Type	Effective		Influence		Influence Codes	
1.Paved 4.Proposed 7.					Frontage	Depth	Factor	Code		
2.Semi Imp 5.Private 8.							%			
3.Gravel 6.Pub Eas 9.NoStreet							%			
TREE GROWTH PLAN 0							%			
CONSERV EASE 0							%			
Sale Data							%			
Sale Date 3/22/2019					%					
Price 185,000					%					
Sale Type 2 Land & Buildings			Square Foot		Square Feet				Acres	
1.Land 4.Mobile 7.							%			
2.L & B 5.Other 8.							%			
3.Building 6. 9.							%			
Financing 9 Unknown							%			
1.Convent 4.Seller 7.							%			
2.FHA/VA 5.Private 8.							%			
3.Assumed 6.Cash 9.Unknown					%					
Validity 1 Arms Length Sale			Fract. Acre		Acreage/Sites					
1.Valid 4.Split 7.Renovate					20	1.00	100	%		0
2.Related 5.Partial 8.Other					21	0.57	100	%		0
3.Distress 6.Exempt 9.Foreclose							%			
Verified 5 Public Record							%			
1.Buyer 4.Agent 7.Family							%			
2.Seller 5.Pub Rec 8.Other							%			
3.Lender 6.MLS 9.			Total Acreage 0.57							



WISCASSET

Map Lot U11-013

Account 1654

Location 37 PAGE AVENUE

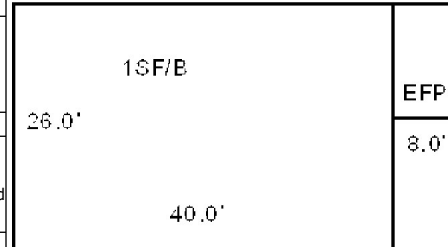
Card 1 Of 1 9/25/2024

Building Style 3 Raised Ranch	SF Bsmt Living 312	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 9 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1040
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	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 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.Defmaitn 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 12/05/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
26 1SFr Overhang	0	40	0 0	0	0 %	0 %	
26 1SFr Overhang	0	32	0 0	0	0 %	0 %	
23 Frame Garage	0	576	3 100	4	0 %	100 %	
24 Frame Shed	0	80	3 100	4	0 %	100 %	
24 Frame Shed	0	60	3 100	4	0 %	100 %	
22 Encl Frame Porch	2003	96	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	



Map Lot U11-014

Account 1655

Location 31 PAGE AVENUE

Card 1 Of 1 9/25/2024

BRUCE, ROBERT J
PO BOX 6321
CHINA VILLAGE ME 04926

B2101P263

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
			2011	31,700	106,400	10,000	128,100		
Tree Growth Year 0			2012	31,700	106,400	10,000	128,100		
FARM LAND YEAR 0			2013	31,700	106,400	10,000	128,100		
OPEN SPACE YEAR 0			2014	31,700	106,400	10,000	128,100		
Zone/Land Use 16 RESIDENTIAL			2015	31,700	106,400	10,000	128,100		
			2016	31,700	106,400	15,000	123,100		
Secondary Zone			2017	31,700	106,400	20,000	118,100		
Topography 1 Level			2018	31,700	106,400	20,000	118,100		
			2019	31,700	106,400	20,000	118,100		
1.Level	4.Below St	7.Steep	2020	31,700	106,400	25,000	113,100		
2.Rolling	5.Low	8.Rough							
3.Above St	6.Swampy	9.	2021	31,700	106,400	25,000	113,100		
Utilities 3 Public Sewer			2022	31,700	106,400	24,000	114,100		
			2023	39,600	133,000	25,000	147,600		
1.Public	4.Dr Well	7.Cesspool	2024	39,600	133,000	25,000	147,600		
2.Water	5.DUG/LAKE	8.							
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	Square Foot		Square Feet				1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Enviro 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
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			Fract. Acre	Acreage/Sites					
1.Valid	4.Split	7.Renovate		20	1.00	100	0		
2.Related	5.Partial	8.Other	21	0.57	100	0			
3.Distress	6.Exempt	9.Foreclose							
Verified									
1.Buyer	4.Agent	7.Family							
2.Seller	5.Pub Rec	8.Other							
3.Lender	6.MLS	9.							
					</				

WISCASSET

Map Lot U11-014


Account 1655

Location 31 PAGE AVENUE

Card 1

Of 1

9/25/2024

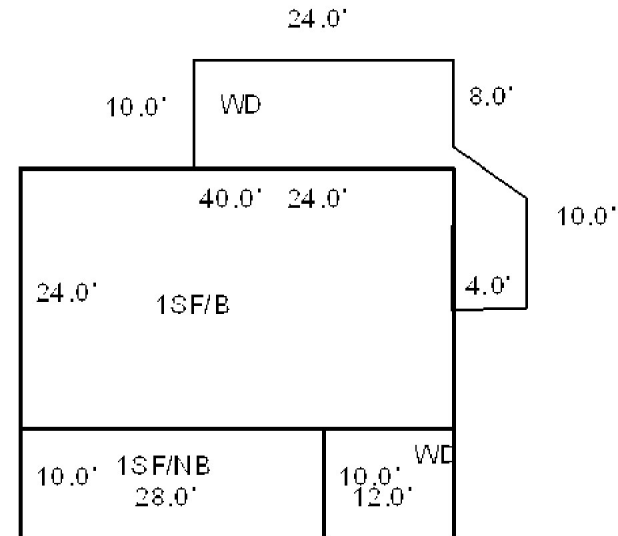
Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 960
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 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 1972	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/10/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	1990	280	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	1990	120	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	1990	288	0 0	0	0 %	0 %		3.THREE STORY FR
23 Frame Garage	1980	672	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 24X28



68



Map Lot U11-015

Account 1656

Location 23 PAGE AVENUE

Card 1 Of 1 9/25/2024

HEALD, STEPHEN L J/T
HEALD, SUKITTA
WISCASSET ME 04578

B5303P97 B5553P303

Previous Owner
LABAREE, JR., BENJAMIN
C/O STEPHEN L. HEALD
664 MAIN ROAD
WESTPORT ISLAND ME 04578
Sale Date: 5/21/2009

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2013-Added Sukitta Heald as joint tenant.

WISCASSET

Property Data			Assessment Record						
Neighborhood 108 SOUTHWEST			Year	Land		Buildings		Exempt	Total
			2011	31,600		108,300		16,000	123,900
Tree Growth Year 0			2012	31,600		108,300		16,000	123,900
FARM LAND YEAR 0			2013	31,600	108,300	16,000	123,900		
OPEN SPACE YEAR 0									
Zone/Land Use 16 RESIDENTIAL			2014	31,600		108,300		16,000	123,900
Secondary Zone			2015	31,600		108,300		16,000	123,900
			2016	31,600		108,300		21,000	118,900
Topography 1 Level			2017	31,600		108,300		26,000	113,900
1.Level	4.Below St	7.Steep	2018	31,600	108,300	26,000	113,900		
2.Rolling	5.Low	8.Rough							
3.Above St	6.Swampy	9.	2019	31,600		108,300		26,000	113,900
Utilities	4 Drilled Well	3 Public Sewer	2020	31,600		108,300		31,000	108,900
1.Public	4.Dr Well	7.Cesspool	2021	31,600	108,300	31,000	108,900		
2.Water	5.DUG/LAKE	8.							
3.Sewer	6.Septic	9.None	2022	31,600		108,300		29,760	110,140
Street 1 Paved			2023	39,500		135,300		31,000	143,800
			2024	39,500		135,300		31,000	143,800
1.Paved			Land Data						
2.Semi Imp	4.Proposed	7.							
3.Gravel	5.Private	8.	Front Foot						
TREE GROWTH PLAN 0									
CONSERV EASE 0			Type						
Sale Data									
Sale Date 5/21/2009			Effective						
Price 125,000									
Sale Type 2 Land & Buildings			Influence						
1.Land									
2.L & B			Code						
3.Building									
Financing 9 Unknown			1.Open Space						
1.Convent									
2.FHA/VA			3.Topography						
3.Assumed									
Validity 1 Arms Length Sale			5.Access						
1.Valid									
2.Related			7.Corner/Locatio						
3.Distress									
Verified 5 Public Record			9.Fract Share						
1.Buyer									
2.Seller			30.Rear 20+						
3.Lender									
			32.Open Space						
			34.PASTURE 1						
			36.Pasture 3						
			38.Mixed Wood						
			40.Wasteland						
			42.Mobile Home Si						
			44.Site Improve						



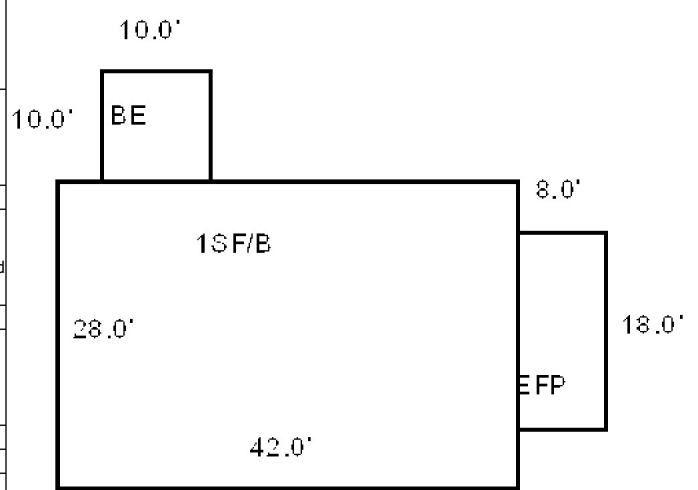
WISCASSET

Map Lot U11-015

Account 1656

Location 23 PAGE AVENUE

Card 1 Of 1 9/25/2024

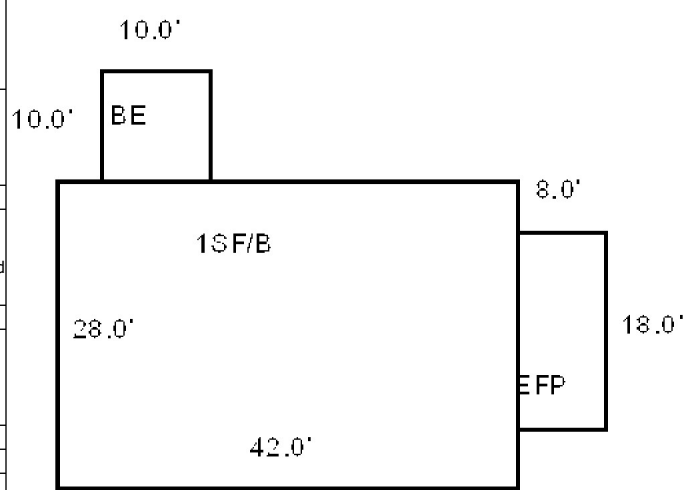
Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling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

Date Inspected 12/05/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	0	144	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	0	624	3 100	3	0 %	100 %		2.TWO STORY FRAM
90 BSMT ENTRY.....	0	100	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

GARAGE 24X26



02/10/2007

Map Lot U11-016

Account 1657

Location 46 PAGE AVENUE

Card 1 Of 1 9/25/2024

GILMORE(HEIRS OF), DANIEL J
5 LOCUST ST
AMESBURY MA 01913

B3658P214

Previous Owner
PAGE, CELISTA
C/O DANIEL J. GILMORE
247 MECHANIC STREET
LEOMINSTER MA 01353
Sale Date: 4/07/2006

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2006-PREVIOUS OWNER: CELISTA PAGE

WISCASSET

Property Data

Neighborhood 108 SOUTHWEST		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 16 RESIDENTIAL		
Secondary Zone		
Topography 1 Level		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 9 NoWater/NoSewer		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street 1 Paved		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN 0		
CONSERV EASE 0		
Sale Data		
Sale Date 4/07/2006		
Price 4,500		
Sale Type 1 Land Only		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing 9 Unknown		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity 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
2011	3,000	14,000	0	17,000
2012	3,000	14,000	0	17,000
2013	3,000	14,000	0	17,000
2014	3,000	14,000	0	17,000
2015	3,000	14,000	0	17,000
2016	3,000	14,000	0	17,000
2017	3,000	14,000	0	17,000
2018	3,000	14,000	0	17,000
2019	3,000	14,000	0	17,000
2020	3,000	14,000	0	17,000
2021	3,000	14,000	0	17,000
2022	3,000	14,000	0	17,000
2023	3,800	17,500	0	21,300
2024	3,800	17,500	0	21,300

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
		Total Acreage		0.13		


WISCASSET

Map Lot U11-016

Account 1657

Location 46 PAGE AVENUE

Card 1 Of 1 9/25/2024

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

Date Inspected 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	2005	520	3 100	4	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	2010	32	3 100	4	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

S-ED

4 X 6

400

130



Map Lot U11-016-009

Account 1658

Location 48 PAGE AVENUE

Card 1 Of 1 9/25/2024

WILLIAMS, LORI A
48 PAGE AVE
WISCASSET ME 04578

B2706P116 B4720P156 B5276P139

Previous Owner
APPLEBEE, DEBORAH E

945 PIEDMONT ROAD
VENICE FL 34293
Sale Date: 6/26/2018

Previous Owner
APPLEBEE, WAYNE R. (J/T)
APPLEBEE, DEBORAH E.

SARASOTA FL 34238
Sale Date: 9/23/2013

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:
2002 FORMER OWNER: RUTH A. STROUT BK0911 PG0253
2014-Former owner: Wayne R. Applebee & Deborah E.
Applebee BK2706 PG116. 9/29/14-Address change received.

WISCASSET

Property Data			Assessment Record							
Neighborhood 108 SOUTHWEST			Year	Land		Buildings		Exempt	Total	
			2011	32,100		145,600		0	177,700	
Tree Growth Year 0			2012	32,100		145,600		0	177,700	
FARM LAND YEAR 0			2013	32,100		145,600		0	177,700	
OPEN SPACE YEAR 0			2014	32,100		145,600		0	177,700	
Zone/Land Use 16 RESIDENTIAL			2015	32,100		145,600		0	177,700	
			2016	32,100		145,600		0	177,700	
Secondary Zone			2017	32,100		145,600		0	177,700	
Topography 1 Level			2018	32,100		145,600		0	177,700	
1.Level	4.Below St	7.Steep	2019	32,100		145,600		20,000	157,700	
2.Rolling	5.Low	8.Rough	2020	32,100		145,600		25,000	152,700	
3.Above St	6.Swampy	9.	2021	32,100		145,600		25,000	152,700	
Utilities 4 Drilled Well 3 Public Sewer			2022	32,100		145,600		24,000	153,700	
1.Public	4.Dr Well	7.Cesspool	2023	40,100		182,000		25,000	197,100	
2.Water	5.DUG/LAKE	8.	2024	40,100		182,000		25,000	197,100	
3.Sewer	6.Septic	9.None	Land Data							
Street 1 Paved										
1.Paved	4.Proposed	7.	Front Foot		Type	Effective		Influence		Influence Codes
2.Semi Imp	5.Private	8.				Frontage	Depth	Factor	Code	
3.Gravel	6.Pub Eas	9.NoStreet	11.Regular Lot					%		1.Open Space
TREE GROWTH PLAN 0			12.Delta Triangle					%		2.Neighborhood A
CONSERV EASE 0			13.Nabla Triangle					%		3.Topography
Sale Data			14.Rear Land					%		4.Size/Shape
			15.Front Foot					%		5.Access
Sale Date	6/26/2018		Square Foot					%		6.Restriction
Price	165,000							%		7.Corner/Locatio
Sale Type	2 Land & Buildings					Square Feet				8.View/Environ
1.Land	4.Mobile	7.						%		9.Fract Share
2.L & B	5.Other	8.						%		Acres
3.Building	6.	9.						%		30.Rear 20+
Financing	9 Unknown							%		31.Waterfront Rea
1.Convent	4.Seller	7.						%		32.Open Space
1.Valid	4.Split	7.Renovate	Fract. Acre			Acreage/Sites				33.RestrictEsm
2.Related	5.Partial	8.Other			20	1.00	100	%	0	34.PASTURE 1
2.Distress	5.Foreclose	9.	21		0.70	100	%	0	35.HORTICULTURAL-	
Verified 5 Public Record			24.Base Waterfron					%		36.Pasture 3
1.Buyer	4.Agent	7.Family	25.Shallow WF Siz					%		37.Softwood
2.Seller	5.Pub Rec	8.Other	26.Base Water Inf					%		38.Mixed Wood
3.Lender	6.MLS	9.	27.Influence W Si					%		39.Hardwood
			28.Rear Land 1-10					%		40.Wasteland
			29.Rear Land 11-2		Total Acreage 0.70					41.CAMP SITE
										42.Mobile Home Si
										43.Condo Site
										44.Site Improve
										45.CAMP SITE
										46.PAVING/00

WISCASSET

Map Lot U11-016-009


Account 1658

Location 48 PAGE AVENUE

Card 1

Of 1

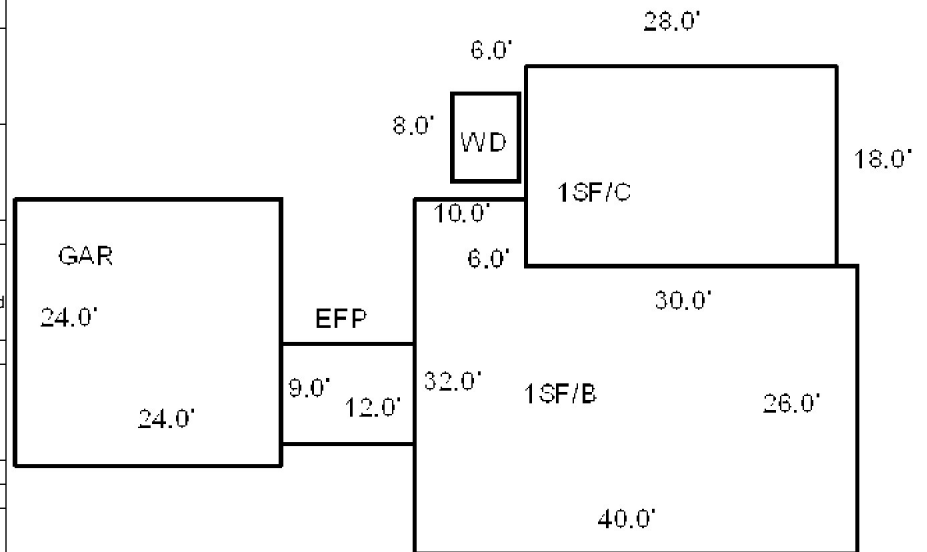
9/25/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 8 Floor/Wall Unit	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 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) 1100
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 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 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmait 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code 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	
22 Encl Frame Porch	0	108	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	0	576	0 0	0	0 %	0 %		2.TWO STORY FRAM
1 ONE STORY	2002	504	3 100	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	1975	48	0 0	0	0 %	0 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U11-016-010

Account 1659

Location 59 PAGE AVENUE

Card 1 Of 1 9/25/2024

BAILEY, LESLIE E
59 PAGE AVENUE
WISCASSET ME 04578

B5458P64

Previous Owner
SOULE, THOMAS K J/T
SOULE, LINDA L

WISCASSET ME 04578
Sale Date: 11/18/2019

Previous Owner
SOULE, LINDA L.

59 PAGE AVENUE
WISCASSET ME 04578
Sale Date: 11/25/2014

Previous Owner
SOULE, THOMAS K.
SOULE, LINDA L.

WISCASSET ME 04578
Sale Date: 3/02/2007

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2000-CORRECTED 1976 DEED GIVING TOWN OF WISCASSET
0.04 ACRES, 36'FRONT.
2007-FORMER OWNER: THOMAS K. & LINDA L. SOULE
BK1681 PG274.
2012-Added 26 x 28 garage.
2013-added 8 X 16 1sf breezeway
2015-Deed recorded creating joint tenancy.

WISCASSET

Property Data			Assessment Record				
Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total
			2011	32,800	97,100	10,000	119,900
Tree Growth Year 0			2012	32,800	136,400	10,000	159,200
FARM LAND YEAR 0			2013	32,800	136,400	10,000	159,200
OPEN SPACE YEAR 0			2014	32,800	140,600	10,000	163,400
Zone/Land Use 16 RESIDENTIAL			2015	32,800	140,600	16,000	157,400
			2016	32,800	140,600	21,000	152,400
Secondary Zone			2017	32,800	140,600	26,000	147,400
Topography 1 Level			2018	32,800	140,600	26,000	147,400
1.Level	4.Below St	7.Steep	2019	32,800	140,600	26,000	147,400
2.Rolling	5.Low	8.Rough	2020	32,800	140,600	0	173,400
3.Above St	6.Swampy	9.	2021	32,800	140,600	25,000	148,400
Utilities 4 Drilled Well 3 Public Sewer			2022	32,800	140,600	24,000	149,400
1.Public	4.Dr Well	7.Cesspool	2023	41,000	175,800	25,000	191,800
2.Water	5.DUG/LAKE	8.	2024	41,000	175,800	25,000	191,800
3.Sewer	6.Septic	9.None					
Street 1 Paved							
1.Paved	4.Proposed	7.					
2.Semi Imp	5.Private	8.					
3.Gravel	6.Pub Eas	9.NoStreet					
TREE GROWTH PLAN 0							
CONSERV EASE 0							
Sale Data							
Sale Date	11/18/2019						
Price	239,900						
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.					


WISCASSET

Map Lot U11-016-010

Account 1659

Location 59 PAGE AVENUE

Card 1 Of 1 9/25/2024

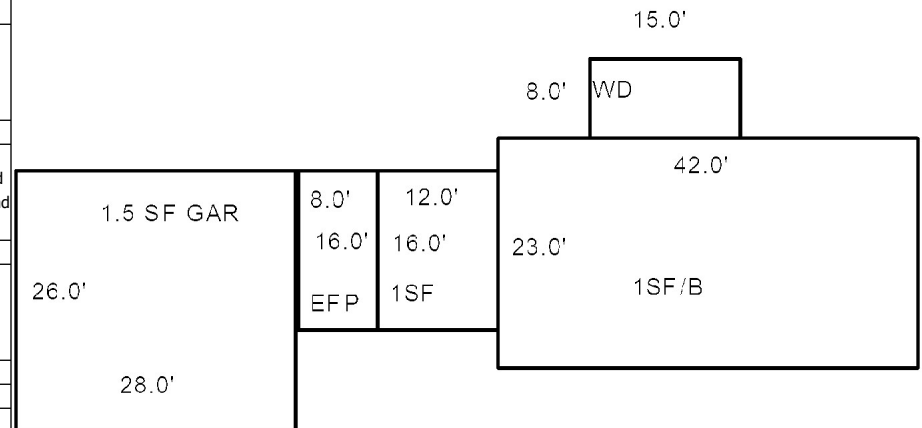
Building Style 2 Ranch	SF Bsmt Living 192	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 3 105	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling 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 3 COMPOSITION	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 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) 966
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 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 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 2/17/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	120	0 0	0	0 %	0 %		1.ONE STORY FRAM
26 1SFr Overhang	0	42	0 0	0	0 %	0 %		2.TWO STORY FRAM
24 Frame Shed	2001	160	0 0	0	0 %	0 %		3.THREE STORY FR
1 ONE STORY	2002	192	3 100	4	0 %	100 %		4.1 & 1/2 STORY
77 1.50 ST	2011	728	3 100	4	0 %	100 %		5.1 & 3/4 STORY
22 Encl Frame Porch	2013	128	3 100	4	0 %	100 %		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED 10X16



Map Lot		U11-016-011	Account	1660	Location	15 PAGE AVENUE		Card	1	Of	1	9/25/2024	
GRIFFIN, MICHAEL J JR GRIFFIN, NIKKI L 15 PAGE AVENUE WISCASSET ME 04578 B5434P128 Previous Owner TONRY, SONDR A B. 8 FOX RUN ROAD					Property Data		Assessment Record						
					Neighborhood 108 SOUTHWEST		Year	Land	Buildings	Exempt	Total		
					Tree Growth Year 0		2011	31,600	153,800	0	185,400		
					FARM LAND YEAR 0		2012	31,600	109,200	0	140,800		
					OPEN SPACE YEAR 0		2013	31,600	109,200	0	140,800		
WESTPORT ISLAND ME 04578 Sale Date: 9/06/2019 Previous Owner FAIT, JASON T					Zone/Land Use 16 RESIDENTIAL		2014	31,600	109,200	0	140,800		
					Secondary Zone		2015	31,600	109,200	0	140,800		
					Topography 1 Level		2016	31,600	109,200	0	140,800		
					1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2017	31,600	109,200	0	140,800		
					Utilities 3 Public Sewer		2018	31,600	109,200	0	140,800		
15 PAGE AVENUE WISCASSET ME 04578 Sale Date: 3/15/2018 Previous Owner LONGFELLOW, NANCY P. C/O JASON T. FAIT 15 PAGE AVENUE WISCASSET ME 04578 Sale Date: 9/27/2013					1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2019	31,600	109,200	0	140,800		
					Street 1 Paved		2020	31,600	109,200	0	140,800		
					1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet		2021	31,600	109,200	0	140,800		
					TREE GROWTH PLAN 0		2022	31,600	109,200	0	140,800		
					CONSERV EASE 0		2023	39,500	136,500	0	176,000		
Inspection Witnessed By:					Sale Date 9/06/2019		2024	39,500	136,500	0	176,000		
					Price 169,000		Land Data						
					Sale Type 2 Land & Buildings		Front Foot	Type	Effective		Influence		Influence Codes
					1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.				Frontage	Depth	Factor	Code	
					Financing 9 Unknown								
1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown													
Notes: PREVIOUS BK1524 PG0269 2007-PREVIOUS OWNER: DANIEL ZEHLER BK2630 PG175. 1/10/12-Abatement issued due to culvert flooding basement. No longer finished basement, also removed 1/2 bathroom and one of the bedrooms. 2014-Previous owner: Nancy Longfellow, bought 1/07 for \$193,000, BK3795 PG190.					Validity 1 Arms Length Sale		Square Foot		Square Feet				
					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.								
										Fract. Acre			
					21.HS Size Adj		20		1.00	100	%	0	
					22.Base Waterfron		21		0.54	100	%	0	
					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 U11-016-011

Account 1660

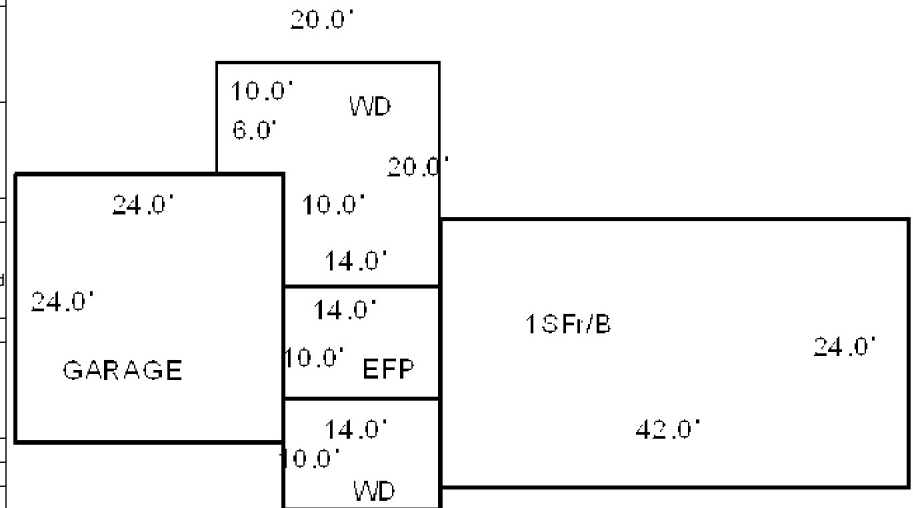
Location 15 PAGE AVENUE

Card 1 Of 1 9/25/2024

Building Style	2 Ranch		SF Bsmst Living	0		Layout	1 Typical					
1.Conv.	5.Colonial	9.Other	Fin Bsmst 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	3 COMPOSITION		3.H Pump	6.	9.None	3.Capped	6.	9.None				
1.CLAP	5.T-111	9.OTHER	Kitchen Style	2 TYPICAL		Unfinished %	0%					
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor	3 Average 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)	1008					
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	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	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.	<div><p>TRIO Software A Division of Harris Computer Systems</p></div>						2.O-Built	5.CDU	8.OTHER	
2.C Block	5.Slab	8.							3.Defmaint	6.STYLE	9.None	
3.Br/Stone	6.Piers	9.							Econ. % Good	100%		
Basement	4 Full Basement								Economic Code	None		
1.1/4 Bmt	4.Full Bmt	7.							0.None	3.Services	9.None	
2.1/2 Bmt	5.None	8.							1.Location	4.Traffic	8.	
3.3/4 Bmt	6.	9.None							2.Encroach	8.Other	9.	
Bsmst 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 2/10/2007

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
22 Encl Frame Porch	0	140	0 0	0	0 %	0 %		3.THREE STORY FR
68 Wood Deck	0	340	0 0	0	0 %	0 %		4.1 & 1/2 STORY
68 Wood Deck	0	140	0 0	0	0 %	0 %		5.1 & 3/4 STORY
23 Frame Garage	0	576	0 0	0	0 %	0 %		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



ROY, SHAWNA L
WISCASSET ME 04578

Property Data

Neighborhood **108 SOUTHWEST**

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	32,100	181,500	10,000	203,600
2012	32,100	182,000	10,000	204,100
2013	32,100	182,000	10,000	204,100
2014	32,100	182,000	10,000	204,100
2015	32,100	182,000	10,000	204,100
2016	32,100	182,000	15,000	199,100
2017	32,100	182,000	20,000	194,100
2018	32,100	182,000	20,000	194,100
2019	32,100	182,000	20,000	194,100
2020	32,100	182,000	25,000	189,100
2021	32,100	182,000	25,000	189,100
2022	32,100	182,000	24,000	190,100
2023	40,100	227,500	25,000	242,600
2024	40,100	227,500	25,000	242,600

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
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
				%		35.HORTICULTURAL-
Fract. Acre		Acreege/Sites				36.Pasture 3
21.HS Size Adj	20	1.00	100	%	0	37.Softwood
22.Base Waterfron	21	0.70	100	%	0	38.Mixed Wood
23.Deep WF Size A				%		39.Hardwood
Acres				%		40.Wasteland
24.Base Waterfron				%		41.CAMP SITE
25.Shallow WF Siz				%		42.Mobile Home Si
26.Base Water Inf				%		43.Condo Site
27.Influence W Si				%		44.Site Improve
28.Rear Land 1-10				%		45.CAMP SITE
29.Rear Land 11-2				%		
		Total Acreege		0.70		

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2011-Added second story and bath, now coded as colonial,
rather than ranch.
2012-Added shed.

WISCASSET


WISCASSET

Map Lot U11-016-012

Account 1661

Location 11 PAGE AVENUE

Card 1 Of 1 9/25/2024

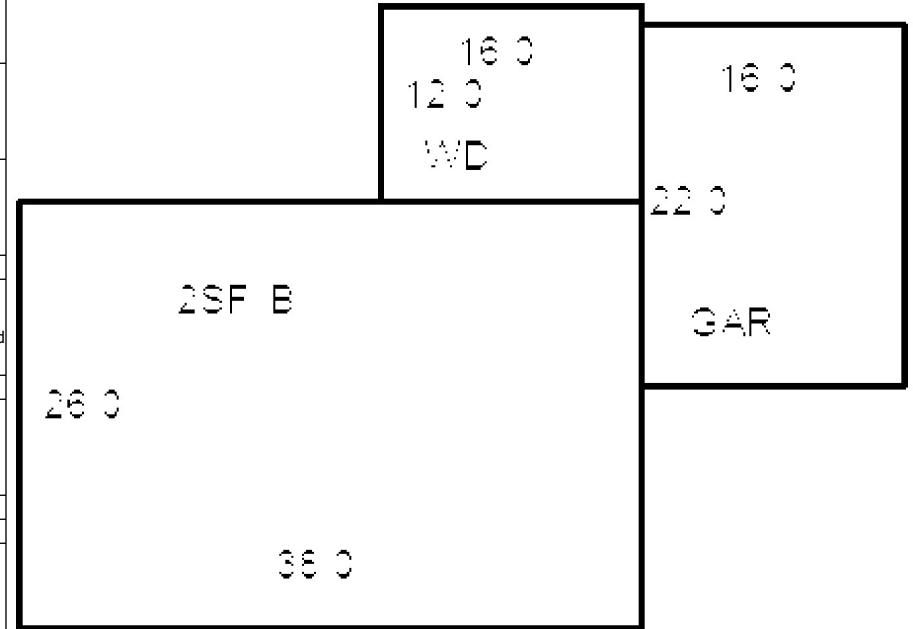
Building Style 5 Colonial	SF Bsmt Living 988	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 3 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
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 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 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) 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 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1978	# Half Baths 1	Funct. % Good 100%
Year Remodeled 2010	# 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 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	192	0 0	0	0 %	0 %	
23 Frame Garage	0	352	0 0	0	0 %	0 %	
24 Frame Shed	2011	96	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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



Map Lot U11-016-013			Account 1662			Location 307 BATH ROAD			Card 1 Of 1		9/25/2024					
DDAP II, LLC WISCASSET ME 04578						Property Data			Assessment Record							
						Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total			
						Tree Growth Year 0			2011	142,400	4,500	0	146,900			
						FARM LAND YEAR 0			2012	0	0	0	0			
						OPEN SPACE YEAR 0			2013	0	0	0	0			
B4074P12 B4434P315						Zone/Land Use 19 COMMERCIAL			2014	0	0	0	0			
Previous Owner BELANGER, SCOTT W. TRUSTEE OF BELANGER WISCASSET TRUST						Secondary Zone			2015	0	0	0	0			
									2016	0	0	0	0			
						NEWCASTLE ME 04553 Sale Date: 8/30/2011						Topography 1 Level			2017	0
Previous Owner BELANGER, JEANNINE P & WILFRED W TRUSTEES/JEANNINE P. BELANGER LIVING C/O SCOTT BELANGER NEWCASTLE ME 04553 Sale Date: 11/25/2008						1.Level	4.Below St	7.Steep	2018	0	0	0	0			
						2.Rolling	5.Low	8.Rough	2019	0	0	0	0			
						3.Above St	6.Swampy	9.	2020	0	0	0	0			
						Utilities 1 All Public			2021	0	0	0	0			
						1.Public	4.Dr Well	7.Cesspool	2022	0	0	0	0			
						2.Water	5.DUG/LAKE	8.	2023	0	0	0	0			
						3.Sewer	6.Septic	9.None	2024	0	0	0	0			
						Street 1 Paved			Land Data							
						1.Paved	4.Proposed	7.	Front Foot		Type	Effective		Influence		Influence Codes
						2.Semi Imp	5.Private	8.				Frontage	Depth	Factor	Code	
						3.Gravel	6.Pub Eas	9.NoStreet								
						TREE GROWTH PLAN 0								%		
						CONSERV EASE 0								%		
						Inspection Witnessed By:						Sale Data				
Sale Date 8/30/2011																
X						Date										
No./Date		Description				Date Insp.										
Notes:								Square Foot		Square Feet						
2009-Property deed to son into trust.												%				
2012-Previous owner:Scott Belanger, sold to DDAP II, LLC and this lot combined with Lot 17 for total acreage of 1.06 with 422' frontage.												%				
												%				
												%				
Validity 1 Arms Length Sale						21.HS Size Adj										
						22.Base Waterfron										
						23.Deep WF Size A										
						Acres										
						24.Base Waterfron										
Verified 5 Public Record						25.Shallow WF Siz										
						26.Base Water Inf										
						27.Influence W Si										
						28.Rear Land 1-10										
						29.Rear Land 11-2										
						Fract. Acre		Acreage/Sites								
						47		0.00		100 %		0				
						48		0.00		100 %		0				
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WISCASSET

Map Lot U11-016-013

Account 1662

Location 307 BATH ROAD

Card 1 Of 1 9/25/2024

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

Date Inspected

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



WISCASSET, TOWN OF
WISCASSET ME 04578

WISCASSET, TOWN OF WISCASSET ME 04578			Property Data			Assessment Record					
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2011	3,100	0	3,100	0	
			FARM LAND YEAR 0			2012	3,100	0	3,100	0	
			OPEN SPACE YEAR 0			2013	3,100	0	3,100	0	
B886P116			Zone/Land Use 16 RESIDENTIAL			2014	3,100	0	3,100	0	
			Secondary Zone			2015	3,100	0	3,100	0	
						2016	3,100	0	3,100	0	
			Topography 1 Level			2017	3,100	0	3,100	0	
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	3,100	0
Utilities 1 All Public						2019	3,100	0	3,100	0	
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None						2020	3,100	0	3,100	0	
Street 1 Paved						2021	3,100	0	3,100	0	
1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet						2022	3,100	0	3,100	0	
						2023	3,900	0	3,900	0	
						2024	3,900	0	3,900	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					
Square Foot	Square Feet					7.Corner/Locatio					
				%		8.View/Environ					
				%		9.Fract Share					
				%		Acres					
				%		30.Rear 20+					
				%		31.Waterfront Rea					
				%		32.Open Space					
				%		33.RestrictEsm					
Fract. Acre	Acreage/Sites					34.PASTURE 1					
						35.HORTICULTURAL-					
		20	1.00	10	%	0	36.Pasture 3				
		21	0.04	100	%	0	37.Softwood				
				%		38.Mixed Wood					
				%		39.Hardwood					
				%		40.Wasteland					
				%		41.CAMP SITE					
Total Acreage 0.04						42.Mobile Home Si					
						43.Condo Site					
						44.Site Improveveme					
						45.CAMP SITE					
						46.PAVING/00					
Inspection Witnessed By:			Sale Data								
			Sale Date 7/01/1976								
			Price								
			Sale Type 1 Land Only								
			1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.								
X Date			Financing 9 Unknown								
			1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown								
			Validity 1 Arms Length Sale								
			1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose								
			Verified 5 Public Record								
1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.											
WISCASSET											

WISCASSET

WISCASSET

Map Lot U11-016-A

Account 2179

Location PAGE AVENUE

Card 1 Of 1 9/25/2024

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

Map Lot U11-017			Account 1663			Location 303 BATH ROAD			Card 1 Of 1			9/25/2024			
LMR REALTY TRUST, LLC 12 ATHERSTONE LANE BEDFORD NH 03110						Property Data			Assessment Record						
						Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	143,600	264,200	0	407,800		
						FARM LAND YEAR 0			2012	150,900	268,600	0	419,500		
						OPEN SPACE YEAR 0			2013	150,900	268,600	0	419,500		
B4434P315 B5077P115						Zone/Land Use 19 COMMERCIAL			2014	150,900	268,600	0	419,500		
Previous Owner DDAP II, LLC						Secondary Zone			2015	150,900	268,600	0	419,500		
									2016	150,900	268,600	0	419,500		
303 BATH ROAD WISCASSET ME 04578 Sale Date: 11/17/2016						Topography 1 Level			2017	150,900	268,600	0	419,500		
Previous Owner BELANGER, SCOTT W. TRUSTEE OF BELANGER WISCASSET TRUST						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	150,900	274,000	0	424,900		
						Utilities 1 All Public			2019	150,900	274,000	0	424,900		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	150,900	274,000	0	424,900		
NEWCASTLE ME 04553 Sale Date: 8/30/2011						Street 1 Paved			2021	150,900	274,000	0	424,900		
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	150,900	274,000	0	424,900		
						TREE GROWTH PLAN 0 CONSERV EASE 0			2023	159,300	291,700	0	451,000		
Inspection Witnessed By:						Sale Data			2024	159,300	291,700	0	451,000		
									Land Data						
X Date No./Date Description Date Insp. <															




WISCASSET

Map Lot U11-017

Account 1663

Location 303 BATH ROAD

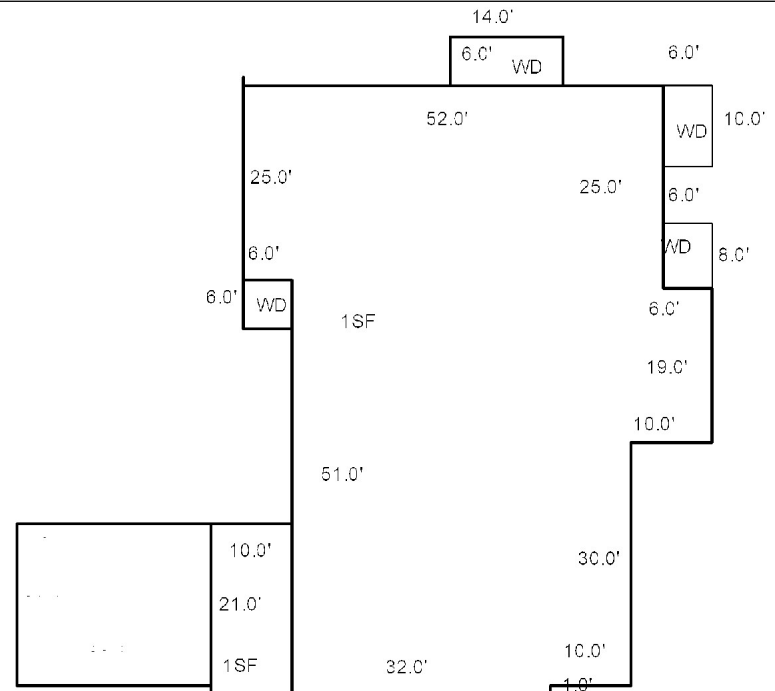
Card 1 Of 1 9/25/2024

Building Style 0	SF Bsmt Living 0	Layout 0
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% 0	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 0
Dwelling Units 0	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 0	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 0
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 0	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 0	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 0 0%
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 0	Bath(s) Style 0	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 0
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 0
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 0	Phys. % Good 0%
Year Built 0	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 0	# 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 0		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 0		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/08/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
236 RESTAURANT	1970	3580	2 100	4	0 %	75 %		1.ONE STORY FRAM
68 Wood Deck	0	60	3 100	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	0	36	3 100	4	0 %	100 %		3.THREE STORY FR
337 COOLER.....	0	48	3 100	4	0 %	100 %		4.1 & 1/2 STORY
236 RESTAURANT	1998	210	2 100	4	0 %	75 %		5.1 & 3/4 STORY
68 Wood Deck	0	36	3 100	4	0 %	100 %		6.2 & 1/2 STORY
337 COOLER.....	0	60	3 100	4	0 %	100 %		21.Open Frame Por
344 PAVING.....	0	3000	3 100	4	0 %	50 %		22.Encl Frame Por
344 PAVING.....	2000	5000	3 100	4	0 %	50 %		23.Frame Garage
68 Wood Deck	2017	480	4 100	4	0 %	100 %		24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic



Map Lot U11-018

Account 1664

Location 297 BATH ROAD

Card 1 Of 1 9/25/2024

INHABITANTS OF LINCOLN COUNTY
WISCASSET ME 04578

B2686P271 B4913P220

Previous Owner
MID COAST COUNTRY CHAPEL

PO BOX 245
WISCASSET ME 04578
Sale Date: 7/31/2015

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

FORMER OWNER WAS BARBARA YEDLIN
2002- NEW OWNER MIDCOAST COUNTRY CHAPEL
CHARITABLE/BENEVOLENT EXEMPTION GRANTED 10/30/01
PREVIOUS BK2565 PG0309 (MCNEALE T. SMITH)

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	7/31/2015		
Price	140,000		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	6 Exempt Property		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	144,300	237,800	382,100	0
2012	144,300	237,800	382,100	0
2013	144,300	237,800	382,100	0
2014	144,300	237,800	382,100	0
2015	144,300	237,800	382,100	0
2016	144,300	237,800	382,100	0
2017	144,300	237,800	382,100	0
2018	144,300	237,800	382,100	0
2019	144,300	237,800	382,100	0
2020	144,300	237,800	382,100	0
2021	144,300	237,800	382,100	0
2022	144,300	237,800	382,100	0
2023	152,300	252,400	404,700	0
2024	152,300	252,400	404,700	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		0.62				

WISCASSET

Map Lot U11-018


Account 1664

Location 297 BATH ROAD

Card 1

Of 1

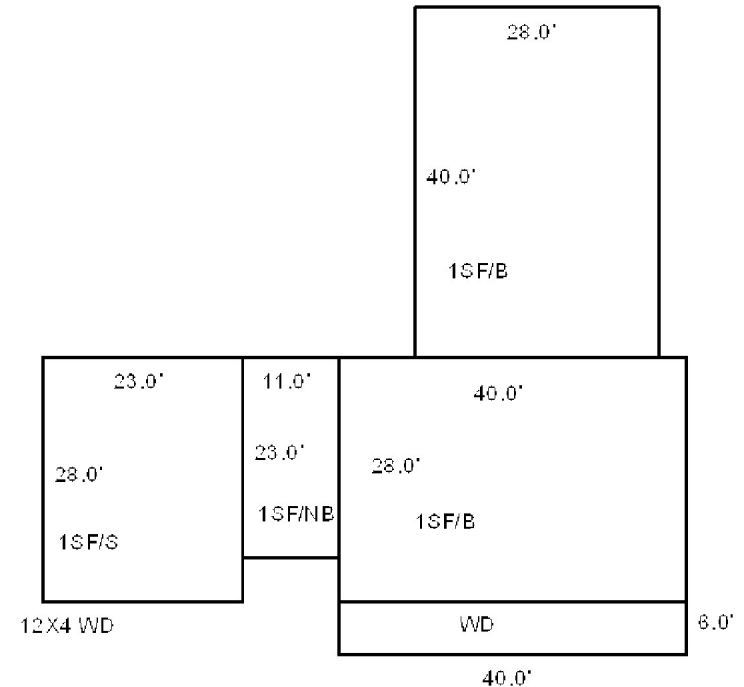
9/25/2024

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

Date Inspected 12/08/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
205 BSMT	1962	1120	3 100	4	0 %	100 %		1.ONE STORY FRAM
220 STORE	0	3137	3 100	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	0	240	2 100	4	0 %	100 %		3.THREE STORY FR
335 FIN. BASEMENT	1962	1120	2 100	4	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	0	48	2 100	4	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U11-019

Account 1665

Location 291 BATH ROAD

Card 1 Of 1 9/25/2024

HOFFMAN, HERMAN R
367 DENNISON ROAD
SPRUCE HEAD ME 04859

B3007P148 B5399P235

Previous Owner
BERRY, LAWRENCE F
212 ALNA ROAD

WISCASSET ME 04578
Sale Date: 6/25/2019

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 **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 **6/25/2019**

Price **150,000**

Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **1 Arms Length Sale**

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

Verified **5 Public Record**

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

Assessment Record

Year

Land

Buildings

Exempt

Total

2011 145,700 74,300 0 220,000

2012 145,700 74,300 0 220,000

2013 145,700 74,300 0 220,000

2014 145,700 74,300 0 220,000

2015 145,700 74,300 0 220,000

2016 145,700 74,300 0 220,000

2017 145,700 74,300 0 220,000

2018 145,700 74,300 0 220,000

2019 145,700 74,300 0 220,000

2020 145,700 74,300 0 220,000

2021 145,700 74,300 0 220,000

2022 145,700 74,300 0 220,000

2023 153,800 79,300 0 233,100

2024 153,800 79,300 0 233,100

Land Data

Front Foot

Type

Effective

Frontage

Depth

Influence

Factor

Code

Influence Codes

11.Regular Lot

12.Delta Triangle

13.Nabla Triangle

14.Rear Land

15.Front Foot

Square Foot

Square Feet

16.Regular Lot

17.Secondary Site

18.Secondary Site

19.Condominium

20.Base Homesite

Fract. Acre

Acreage/Sites

21.HS Size Adj

22.Base Waterfron

23.Deep WF Size A

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

0.71

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

2003-DIVORCE PREVIOUS BK2485 PG25

WISCASSET

WISCASSET

Map Lot U11-019



Account 1665

Location 291 BATH ROAD

Card 1

Of 1

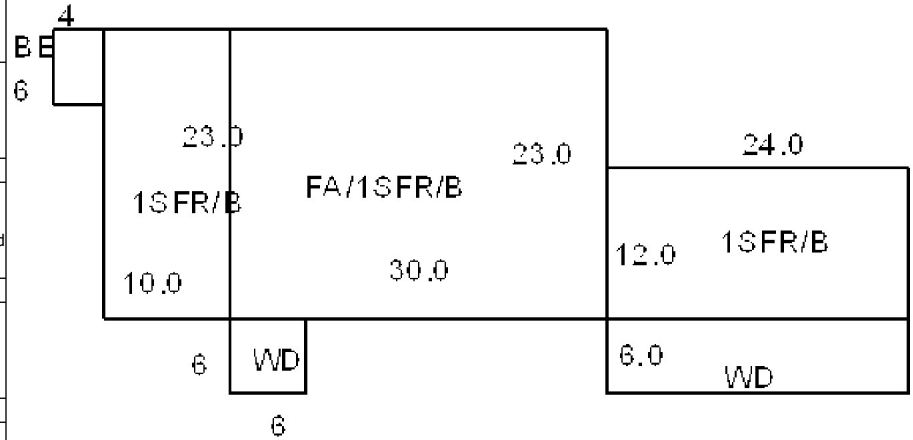
9/25/2024

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

Date Inspected 12/08/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
287 OFFICE	1999	518	3 100	4	0 %	100 %		1.ONE STORY FRAM
292 BSMT	1920	960	3 100	4	0 %	50 %		2.TWO STORY FRAM
287 OFFICE	1920	966	3 100	4	0 %	100 %		3.THREE STORY FR
90 BSMT ENTRY.....	1999	24	3 100	4	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	1999	216	3 100	4	0 %	100 %		5.1 & 3/4 STORY
68 Wood Deck	1999	36	3 100	4	0 %	100 %		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U11-020

Account 1666

Location 58 PAGE AVENUE

Card 1 Of 1 9/25/2024

MORSE, LESTER R
MORSE, JOANNE H
P.O. BOX 184
DRESDEN ME 04342

B1147P197

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'18 add shed

WISCASSET

Property Data

Neighborhood		108 SOUTHWEST	
Tree Growth Year		0	
FARM LAND YEAR		0	
OPEN SPACE YEAR		0	
Zone/Land Use		16 RESIDENTIAL	
Secondary Zone			
Topography		1 Level	
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities		4 Drilled Well	3 Public Sewer
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street		1 Paved	
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN		0	
CONSERV EASE		0	
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	62,600	119,300	10,000	171,900
2012	62,600	119,300	10,000	171,900
2013	62,600	119,300	10,000	171,900
2014	62,600	119,300	10,000	171,900
2015	62,600	119,300	10,000	171,900
2016	62,600	119,300	15,000	166,900
2017	62,600	119,300	20,000	161,900
2018	62,600	120,300	20,000	162,900
2019	62,600	120,300	20,000	162,900
2020	62,600	120,300	25,000	157,900
2021	62,600	120,300	25,000	157,900
2022	62,600	120,300	24,000	158,900
2023	78,300	150,400	25,000	203,700
2024	78,300	150,400	25,000	203,700

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		0.87				



WISCASSET

Map Lot U11-020

Account 1666

Location 58 PAGE AVENUE

Card 1 Of 1 9/25/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 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) 1232
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	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 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

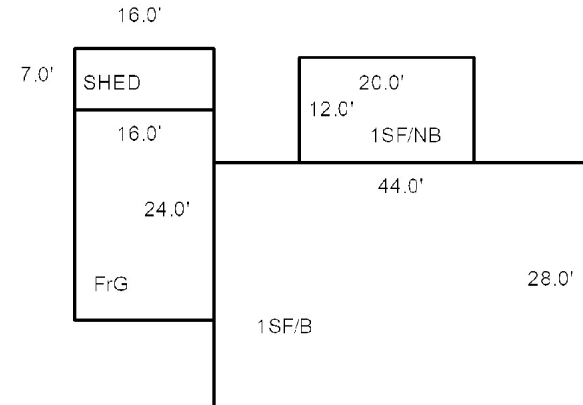
Date Inspected 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	240	0 0	0	0 %	0 %	
24 Frame Shed	0	112	0 0	0	0 %	0 %	
23 Frame Garage	0	384	0 0	0	0 %	0 %	
24 Frame Shed	0	64	3 100	3	0 %	100 %	
24 Frame Shed	0	64	3 100	3	0 %	100 %	
24 Frame Shed	2017	160	4 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	

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

SHED 8X8



ROQUEMORE, JODIE F
ROQUEMORE, JAMES
124 DECKHOUSE ROAD
EDGECOMB ME 04556

B5806P307

Previous Owner
277 BATH ROAD, LLC.
129 PLEASANT RUN ROAD

FLEMINGTON NJ 08822
Sale Date: 11/08/2021

Previous Owner
SHIP'S CHOW HALL, LLC

1011 MIDDLE ROAD
DRESDEN ME 04342
Sale Date: 12/30/2019

Previous Owner
THE FIRST, N.A.

PO BOX 940
DAMARISCOTTA ME 04543
Sale Date: 10/20/2014

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'20 Split 1.36 acres between lot 21(.84) & 22(.52 and including Hubers market)on lot 22 which has now been torn down w/shed to new lot 21-A (check 2020 for new Dollar General). Assess proper acreage for both retained lots. 2007-PREVIOUS OWNER: SALLY HUBER BK1498 PG347. 2011-16 x 20 shed added. 7/15/14-Previous owners: Kyle & Kevin Yacoben BK3799 PG269, bought in 2007 for \$90,000.

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		2 Rolling	
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities		1 All Public	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street		1 Paved	
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN		0	
CONSERV EASE		0	
Sale Data			
Sale Date		11/08/2021	
Price		255,000	
Sale Type		1 Land Only	
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing		9 Unknown	
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity		4 Split/ Assemblage	
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified		5 Public Record	
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	60,000	1,800	0	61,800
2012	60,000	1,800	0	61,800
2013	60,000	1,800	0	61,800
2014	60,000	1,800	0	61,800
2015	60,000	1,800	0	61,800
2016	60,000	1,800	0	61,800
2017	60,000	1,800	0	61,800
2018	60,000	1,800	0	61,800
2019	60,000	1,800	0	61,800
2020	58,300	0	0	58,300
2021	58,300	0	0	58,300
2022	58,300	0	0	58,300
2023	72,900	0	0	72,900
2024	72,900	0	0	72,900

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
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
				%		35.HORTICULTURAL-
Fract. Acre		Acreage/Sites				36.Pasture 3
21.HS Size Adj	20	1.00	100	%	0	37.Softwood
22.Base Waterfron	21	1.00	100	%	0	38.Mixed Wood
23.Deep WF Size A	28	4.16	100	%	0	39.Hardwood
Acres				%		40.Wasteland
24.Base Waterfron				%		41.CAMP SITE
25.Shallow WF Siz				%		42.Mobile Home Si
26.Base Water Inf				%		43.Condo Site
27.Influence W Si				%		44.Site Improve
28.Rear Land 1-10				%		45.CAMP SITE
29.Rear Land 11-2				%		
		Total Acreage		5.16		




WISCASSET

Map Lot U11-021

Account 1667

Location BATH ROAD

Card 1 Of 1 9/25/2024

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

Date Inspected 12/06/2006

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



FRISCO SOUTH INVESTORS, LLC
30 ORANGE AVENUE
LARKSPUR CA 94939

B5496P165

Previous Owner
WISCASSET BATH BTS, LLC.
14600 DETROIT AVENUE
SUITE 1500
LAKEWOOD OH 44107
Sale Date: 2/20/2020

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'20 New Dollar General

20 Split 1.31 acres between lot 21(.84) & 22(.52) and including Hubers market on lot 22 which has now been torn down w/shed to new lot 21-A (check 2020 for new Dollar General).

WISCASSET

Property Data

Neighborhood	200 U.S. RTE 1		
Tree Growth Year	0		
FARM LAND YEAR			
OPEN SPACE YEAR			
Zone/Land Use	19 COMMERCIAL		
Secondary Zone			
Topography 2 Rolling			
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	1 All Public		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	2/20/2020		
Price	1,632,959		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convert	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

[illegible]

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/Envirn
	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
				%		35.HORTICULTURAL-
Fract. Acre		Acreage/Sites				36.Pasture 3
21.HS Size Adj	47	1.00	100	%	0	37.Softwood
22.Base Waterfront	48	1.00	100	%	0	38.Mixed Wood
23.Deep WF Size A	50	0.31	100	%	0	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		1.31		

WISCASSET

Map Lot U11-021-A


Account 2697

Location 277 BATH ROAD

Card 1

Of 1

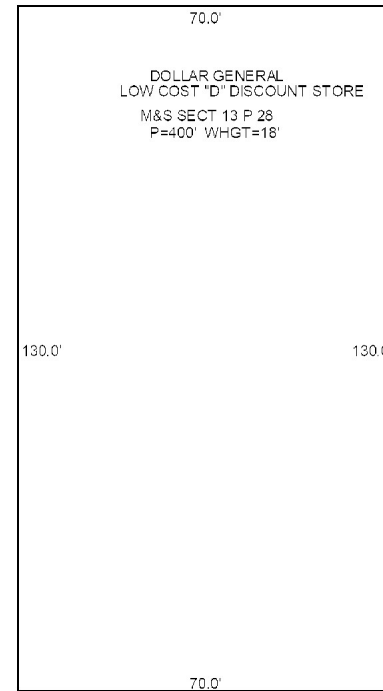
9/25/2024

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

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
208 LC D DISCOUNT	2019	9100	3 100	4	0 %	100 %		1.ONE STORY FRAM
344 PAVING.....	2019	11200	3 100	4	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



WISCASSET

Map Lot U11-022


Account 1668

Location 277 BATH ROAD

Card 1

Of 1

9/25/2024

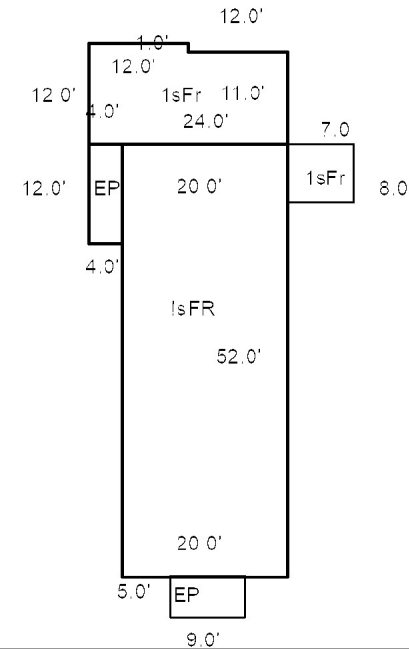
Building Style	SF Bsmt Living	Layout
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100%	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic
Dwelling Units	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin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

Date Inspected 12/12/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
236 RESTAURANT	1960	1096	2 100	3	0 %	75 %	
24 Frame Shed	2001	144	3 100	5	0 %	75 %	
24 Frame Shed	1960	144	3 100	4	0 %	75 %	
22 Encl Frame Porch	1960	60	3 100	4	0 %	75 %	
22 Encl Frame Porch	1960	45	3 100	4	0 %	75 %	
344 PAVING.....	1960	3400	3 100	4	0 %	50 %	
68 Wood Deck	2020	576	2 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	

Chow Hall



Map Lot U11-023

Account 1670

Location 37 WARD BROOK ROAD

Card 1 Of 1 9/25/2024

ROY, MICHAEL
ROY, CHRISTIE L
16456 OLD MILL ROAD
LEWES DE 19958

B1816P280 B5149P301

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2003-changed building code to 7 for three-family home
2004-ADDED 3 OFF TO ALL THREE BUILDINGS

WISCASSET

Property Data

Neighborhood		108 SOUTHWEST	
Tree Growth Year		0	
FARM LAND YEAR		0	
OPEN SPACE YEAR		0	
Zone/Land Use		16 RESIDENTIAL	
Secondary Zone			
Topography		1 Level	
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities		1 All Public	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street		1 Paved	
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN		0	
CONSERV EASE		0	
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	93,000	124,100	0	217,100
2012	93,000	124,100	0	217,100
2013	93,000	124,100	0	217,100
2014	93,000	124,100	0	217,100
2015	93,000	124,100	0	217,100
2016	93,000	124,100	0	217,100
2017	93,000	79,400	0	172,400
2018	93,000	79,400	0	172,400
2019	93,000	79,400	0	172,400
2020	93,000	79,400	0	172,400
2021	93,000	79,400	0	172,400
2022	93,000	79,400	0	172,400
2023	116,300	99,300	0	215,600
2024	116,300	99,300	0	215,600

Land Data

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

WISCASSET

Map Lot U11-023




Account 1670

Location 37 WARD BROOK ROAD

Card 1

Of 1

9/25/2024

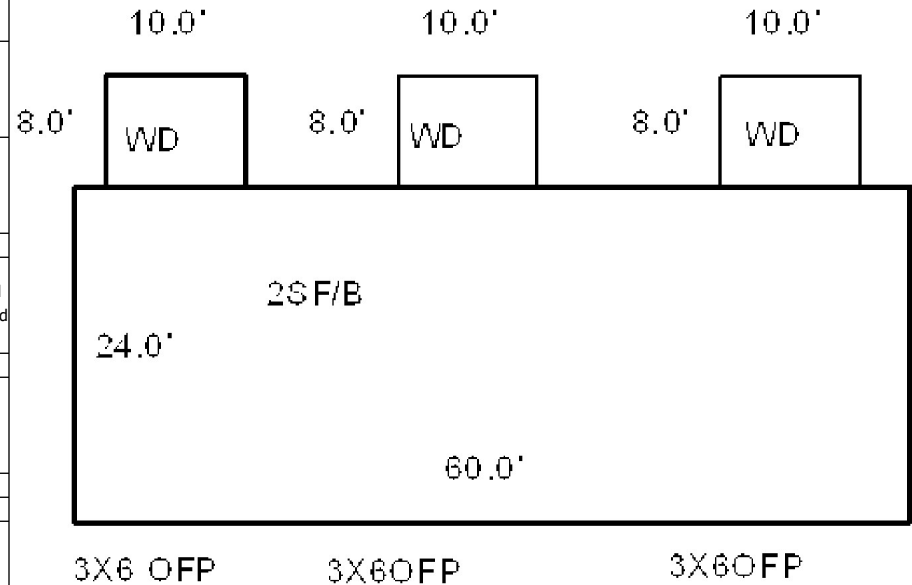
Building Style 11 Multi Family	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 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 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) 1440
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 15	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 9	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 3	Phys. % Good 0%
Year Built 1993	# Half Baths 3	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmait 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 50%
Basement 4 Full Basement		Economic Code Location
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 4 Agent
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/30/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	80	0 0	0	0 %	0 %	
68 Wood Deck	0	80	0 0	0	0 %	0 %	
68 Wood Deck	0	80	0 0	0	0 %	0 %	
21 Open Frame	2003	18	3 100	4	0 %	100 %	
21 Open Frame	2003	18	3 100	4	0 %	100 %	
21 Open Frame	2003	18	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	

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



Map Lot U11-024

Account 1671

Location 31 WARD BROOK ROAD

Card 1 Of 1 9/25/2024

ROY, MICHAEL
ROY, CHRISTIE L
16456 OLD MILL ROAD
LEWES DE 19958

B1816P280 B5149P301

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2003-changed building code to 7 for three family home
2004-ADDED 3 OFF TO EACH BUILDING

WISCASSET

Property Data

Neighborhood 108 SOUTHWEST		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 16 RESIDENTIAL		
Secondary Zone		
Topography 1 Level		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 1 All Public		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street 1 Paved		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN 0		
CONSERV EASE 0		
Sale Data		
Sale Date		
Price		
Sale Type		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	92,800	124,100	0	216,900
2012	92,800	124,100	0	216,900
2013	92,800	124,100	0	216,900
2014	92,800	124,100	0	216,900
2015	92,800	124,100	0	216,900
2016	92,800	124,100	0	216,900
2017	92,800	79,400	0	172,200
2018	92,800	79,400	0	172,200
2019	92,800	79,400	0	172,200
2020	92,800	79,400	0	172,200
2021	92,800	79,400	0	172,200
2022	92,800	79,400	0	172,200
2023	116,000	99,300	0	215,300
2024	116,000	99,300	0	215,300

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.93				


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Map Lot U11-024

Account 1671

Location 31 WARD BROOK ROAD

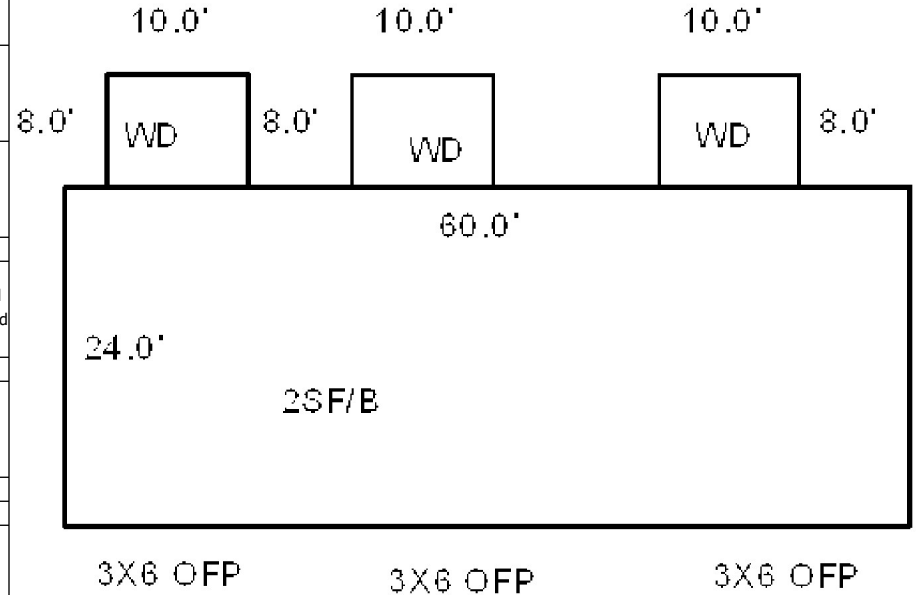
Card 1 Of 1 9/25/2024

Building Style 11 Multi Family	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 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 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) 1440
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 15	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 9	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 3	Phys. % Good 0%
Year Built 1993	# Half Baths 3	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmait 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 50%
Basement 4 Full Basement		Economic Code Location
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 4 Agent
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/30/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	80	0 0	0	0 %	0 %	
68 Wood Deck	0	80	0 0	0	0 %	0 %	
68 Wood Deck	0	80	0 0	0	0 %	0 %	
21 Open Frame	2003	18	3 100	4	0 %	100 %	
21 Open Frame	2003	18	3 100	4	0 %	100 %	
21 Open Frame	2003	18	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	



Map Lot U11-025

Account 13

Location BIRCH POINT ROAD

Card 1 Of 1 9/25/2024

PAN AM RAILWAYS, INC.
REAL ESTATE DEPT.
C/O CSX TRANSPORTATION
JACKSONVILLE FL 32202

PAN AM RAILWAYS, INC. REAL ESTATE DEPT. C/O CSX TRANSPORTATION JACKSONVILLE FL 32202			Property Data			Assessment Record										
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings		Exempt	Total					
			Tree Growth Year 0			2014	62,000	0		0	62,000					
			FARM LAND YEAR 0			2015	62,000	0		0	62,000					
			OPEN SPACE YEAR 0			2016	62,000	0		0	62,000					
			Zone/Land Use 21 RURAL			2017	62,000	0		0	62,000					
			Secondary Zone			2018	62,000	0		0	62,000					
						2019	62,000	0		0	62,000					
			Topography 1 Level			2020	62,000	0		0	62,000					
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9. Utilities 9 NoWater/NoSewer 1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	62,000	0		0	62,000					
2022	62,000	0				0	62,000									
2023	68,900	0				0	68,900									
2024	68,900	0				0	68,900									
			Street 9 No Street 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					
			11.Regular Lot					1.Open Space								
			12.Delta Triangle					2.Neighborhood A								
Inspection Witnessed By:			Sale Data			13.Nabla Triangle										
						14.Rear Land						3.Topography				
						15.Front Foot						4.Size/Shape				
												5.Access				
												6.Restriction				
X			Date			7.Corner/Locatio										
						8.View/Environ						9.Fract Share				
						9.NoStreet						Acres				
						16.Regular Lot						30.Rear 20+				
						17.Secondary Site						31.Waterfront Rea				
No./Date			Description			Date Insp.			18.Secondary Site			32.Open Space				
									19.C Condominium			33.RestrictEsm				
									20.Base Homesite			34.PASTURE 1				
									Fract. Acre			Acreage/Sites				
									21.HS Size Adj			52	1.00	100 %	0	
Notes:			2014-See file for email trail from Julia Picard and deed information. This property is not owned by the State of Maine and is taxable. Planimeter check done on property and it shows it to be 9.5 acres. Account set up and assessment assigned as industrial base and rear land only. (first time assessed).			22.Base Waterfron			23.Deep WF Size A			37.Softwood				
									Acres							
									24.Base Waterfron			53		1.00	100 %	0
									25.Shallow WF Siz			28		8.50	100 %	0
									26.Base Water Inf							%
WISCASSET						27.Influence W Si			28.Rear Land 1-10			40.Wasteland				
									29.Rear Land 11-2					%		
									29.Rear Land 11-2					%		
														%		
														%		
						Total Acreage 9.50			42.Mobile Home Si							
									43.Condo Site							
									44.Site Improve							
									45.CAMP SITE							

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2014-See file for email trail from Julia Picard and deed information. This property is not owned by the State of Maine and is taxable. Planimeter check done on property and it shows it to be 9.5 acres. Account set up and assessment assigned as industrial base and rear land only. (first time assessed).

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WISCASSET

Map Lot U11-025

Account 13

Location BIRCH POINT ROAD

Card 1 Of 1 9/25/2024

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