

Map Lot    U12-002			Account    1673			Location    360 BATH ROAD			Card    1		Of    1		9/25/2024		
S & D REALTY, LLC. P.O. BOX 147 WINTHROP ME 04364						Property Data			Assessment Record						
						Neighborhood    200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year    0			2011	73,900	149,700	0	223,600		
						FARM LAND YEAR    0			2012	73,900	149,700	0	223,600		
						OPEN SPACE YEAR    0			2013	73,900	149,700	0	223,600		
B1142P289 B2060P266 B4548P229 B4860P284						Zone/Land Use    21 RURAL			2014	73,900	149,700	0	223,600		
Previous Owner PAGURKO, M. FANNY (DEWISEE) STINCHFIELD, J.,P.R., PAGURKO,III, J. & BEGLEY, J. C/O JOHNNNA STINCHFIELD OAKLAND ME 04963 Sale Date: 2/09/2015						Secondary Zone			2015	73,900	149,700	0	223,600		
						Topography    1 Level			2016	73,900	150,800	0	224,700		
						1.Level                      4.Below St                      7.Steep 2.Rolling                      5.Low                      8.Rough 3.Above St                      6.Swampy                      9.			2017	73,900	150,800	0	224,700		
						Utilities    4 Drilled Well    3 Public Sewer			2018	73,900	150,800	0	224,700		
						1.Public                      4.Dr Well                      7.Cesspool 2.Water                      5.DUG/LAKE                      8. 3.Sewer                      6.Septic                      9.None			2019	73,900	150,800	0	224,700		
						Street    1 Paved			2020	73,900	150,800	0	224,700		
						1.Paved                      4.Proposed                      7. 2.Semi Imp                      5.Private                      8. 3.Gravel                      6.Pub Eas                      9.NoStreet			2021	73,900	150,800	0	224,700		
						TREE GROWTH PLAN    0 CONSERV EASE    0			2022	73,900	150,800	0	224,700		
Inspection Witnessed By:						Sale Data			2023	92,300	188,500	0	280,800		
X															

# WISCASSET

Map Lot U12-002




Account 1673

Location 360 BATH ROAD

Card 1

Of 1

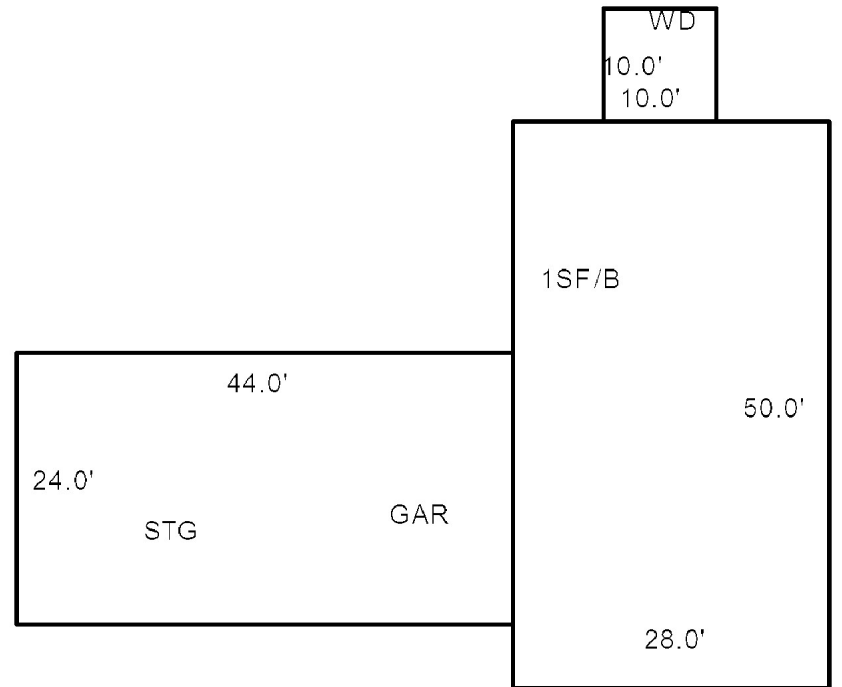
9/25/2024

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>5 T-111</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1400</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1989</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/08/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	1989	528	3 105	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	1989	224	3 105	4	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	1989	528	3 105	4	0 %	100 %		3.THREE STORY FR
84 1.50 ST SHED....	1980	896	4 100	4	0 %	100 %		4.1 & 1/2 STORY
37 Unfin Basement	1980	896	3 100	4	0 %	100 %		5.1 & 3/4 STORY
68 Wood Deck	2015	100	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		U12-003		Account		1674		Location		115 BEECHNUT HILL ROAD		Card		1		Of		1		9/25/2024							
WIZ REALTY, LLC. 400 SPAULDING TURNPIKE PORTSMOUTH NH 03801								Property Data				Assessment Record															
								Neighborhood				200 U.S. RTE 1				Year		Land		Buildings		Exempt		Total			
								Tree Growth Year				0				2011		147,900		46,000		0		193,900			
								FARM LAND YEAR				0				2012		147,900		46,000		0		193,900			
								OPEN SPACE YEAR				0				2013		147,900		46,000		0		193,900			
B5693P301								Zone/Land Use				19 COMMERCIAL				2014		147,900		46,000		0		193,900			
Previous Owner FOF REALTY, LLC  PO BOX 253 WISCASSET ME 04578 Sale Date: 4/12/2021								Secondary Zone				2015		147,900		46,000		0		193,900							
								Topography				1 Level				2016		147,900		46,000		0		193,900			
								2017		147,900		46,000		0		193,900											
								2018		147,900		46,000		0		193,900											
								2019		147,900		46,000		0		193,900											
								Utilities				1 All Public				2020		147,900		46,000		0		193,900			
								2021		147,900		46,000		0		193,900											
								2022		147,900		46,000		0		193,900											
								2023		156,200		49,300		0		205,500											
								2024		156,200		49,300		0		205,500											
Inspection Witnessed By:								Street				1 Paved				Land Data											
								1.Paved		4.Proposed		7.		Front Foot		Type		Effective		Influence		Influence Codes					
								2.Semi Imp		5.Private		8.						Frontage		Depth				Factor		Code	
								3.Gravel		6.Pub Eas		9.NoStreet															
								TREE GROWTH PLAN				0						11.Regular Lot								1.Open Space	
X								CONSERV EASE				0				12.Delta Triangle						2.Neighborhood A					
								Sale Date				4/12/2021				13.Nabla Triangle						3.Topography					
								Price								14.Rear Land						4.Size/Shape					
								Sale Type				2 Land & Buildings				15.Front Foot						5.Access					
								1.Land		4.Mobile		7.		Square Foot				Square Feet						6.Restriction			
2.L & B		5.Other		8.						%		7.Corner/Locatio															
3.Building		6.		9.						%		8.View/Environ															
Financing				9 Unknown				16.Regular Lot										9.Fract Share									
Notes: 2002-FORMER OWNER: MARIE-CLAIRE, ALFRED, & ELISE NICOL PREVIOUS BK2082 PG303 8/2/10-Per tenant (Enterprise Rent-A-Car) this building to be torn down and their office will be in main Wiscasset Ford building. No notice yet from owner of property.								1.Convent		4.Seller		7.		17.Secondary Site						30.Rear 20+							
								2.FHA/VA		5.Private		8.		18.Secondary Site						%				31.Waterfront Rea			
								3.Assumed		6.Cash		9.Unknown		19.Condominium						%				32.Open Space			
								Validity				2 Related Parties				20.Base Homesite						%		33.RestrictEsm			
								1.Valid		4.Split		7.Renovate		Fract. Acre				Acreage/Sites						34.PASTURE 1			
2.Related		5.Partial		8.Other		47		1.00		100		%						0		35.HORTICULTURAL-							
3.Distress		6.Exempt		9.Foreclose		48		0.86		100		%						0		36.Pasture 3							
Verified				5 Public Record				24.Base Waterfron										%				37.Softwood					
WISCASSET								1.Buyer		4.Agent		7.Family		25.Shallow WF Siz						%				41.CAMP SITE			
								2.Seller		5.Pub Rec		8.Other		26.Base Water Inf						%				%		42.Mobile Home Si	
								3.Lender		6.MLS		9.		27.Influence W Si						%				%		43.Condo Site	
																28.Rear Land 1~10										44.Site Improve	
																29.Rear Land 11~2											
																Total Acreage		0.86						46.PAVING/00			

# WISCASSET

Map Lot U12-003


Account 1674

Location 115 BEECHNUT HILL ROAD

Card 1

Of 1

9/25/2024

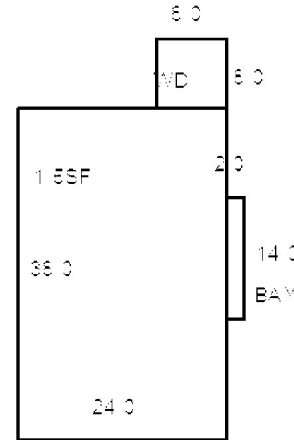
Building Style	SF Bsmt Living	Layout
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100%</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic
Dwelling Units	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full 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 <b>0%</b>	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 <b>1 Interior Inspect</b>
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 <b>1 Owner</b>
		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	
228 GARAGE FRAME	1980	576	3 100	4	0 %	100 %		1.ONE STORY FRAM
228 GARAGE FRAME	1999	576	4 100	4	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	1999	480	3 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

GARAGE 24X48 WITH CANOPY 48X10



2010  
HOUSE REMOVED



Card 1 Of 1 9/25/2024

B1035P2

## Assessment Record

Neighborhood <b>109 SOUTHEAST</b>			Year	Land	Buildings	Exempt	Total	
			2011	62,300	226,400	10,000	278,700	
Tree Growth Year <b>0</b>			2012	62,300	226,400	10,000	278,700	
FARM LAND YEAR <b>0</b>				62,300	226,400	10,000	278,700	
OPEN SPACE YEAR <b>0</b>			2013	62,300	226,400	10,000	278,700	
Zone/Land Use <b>21 RURAL</b>			2014	62,300	226,400	10,000	278,700	
			Secondary Zone	2015	62,300	226,400	10,000	278,700
				2016	62,300	226,400	15,000	273,700
Topography <b>2 Rolling</b>			2017	62,300	226,400	20,000	268,700	
			2018	62,300	226,400	20,000	268,700	
1.Level	4.Below St	7.Steep	2019	62,300	226,400	20,000	268,700	
2.Rolling	5.Low	8.Rough		62,300	226,400	20,000	268,700	
3.Above St	6.Swampy	9.	2020	62,300	226,400	25,000	263,700	
Utilities <b>4 Drilled Well</b> <b>6 Septic System</b>				62,300	226,400	25,000	263,700	
1.Public	4.Dr Well	7.Cesspool	2022	62,300	226,400	24,000	264,700	
2.Water	5.DUG/LAKE	8.		62,300	226,400	24,000	264,700	
3.Sewer	6.Septic	9.None	2023	77,900	283,000	25,000	335,900	
Street <b>1 Paved</b>				77,900	283,000	25,000	335,900	

## 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	
				%		9.Fract Share	
				%		Acres	
				%		30.Rear 20+	
				%		31.Waterfront Rea	
				%		32.Open Space	
				%		33.RestrictEsm	
Fract. Acre				%		34.PASTURE 1	
				%		35.HORTICULTURAL-	
						36.Pasture 3	
	21.HS Size Adj	20	1.00	100	%	0	37.Softwood
	22.Base Waterfront	21	1.00	100	%	0	38.Mixed Wood
	23.Deep WF Size A	28	10.00	100	%	0	39.Hardwood
	Acres	29	6.00	100	%	0	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 me	
28.Rear Land 1-10						45.CAMP SITE	
29.Rear Land 11-2							
		Total Acreage		17.00			

X		Date
No./Date	Description	Date Insp.

Notes:  
2001 - ADDED 2-CAR GARAGE AND OPEN FRAME PORCH

# WISCASSET



# WISCASSET

Map Lot U12-004


Account 1675

Location 95 BEECHNUT HILL ROAD

Card 1

Of 1

9/25/2024

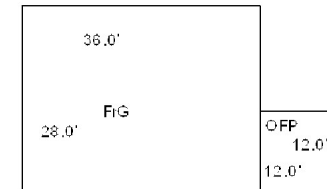
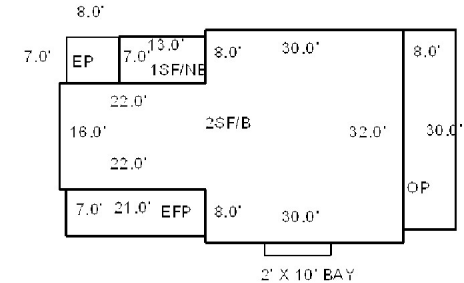
Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>2 Two Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1312</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>6 Good</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>8</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>4</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1920</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>1</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/04/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	91	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	56	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	147	0 0	0	0 %	0 %	
21 Open Frame	0	240	0 0	0	0 %	0 %	
25 Frame Bay	0	20	0 0	0	0 %	0 %	
23 Frame Garage	2000	1008	3 100	4	0 %	100 %	
21 Open Frame	2000	144	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	

1.5\$ BARN 48 X 60 NW



03/03/2007

Map Lot    U12-004-A			Account    1676			Location    378 BATH ROAD			Card    1    Of    1			9/25/2024			
WIZ REALTY, LLC. 400 SPAULDING TURNPIKE PORTSMOUTH NH 03801						Property Data			Assessment Record						
						Neighborhood    200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year    0			2011	439,500	912,000	0	1,351,500		
						FARM LAND YEAR    0			2012	439,500	912,000	0	1,351,500		
						OPEN SPACE YEAR    0			2013	439,500	912,000	0	1,351,500		
B5693P301						Zone/Land Use    19 COMMERCIAL			2014	439,500	912,000	0	1,351,500		
Previous Owner FOF REALTY, LLC  PO BOX 253 WISCASSET ME 04578 Sale Date: 4/12/2021						Secondary Zone			2015	439,500	912,000	0	1,351,500		
						2016			439,500	912,000	0	1,351,500			
						Topography    1 Level			2017	439,500	912,000	0	1,351,500		
						2018			439,500	912,000	0	1,351,500			
						2019			439,500	912,000	0	1,351,500			
						1.Level    4.Below St    7.Steep 2.Rolling    5.Low    8.Rough 3.Above St    6.Swampy    9.			2020	439,500	912,000	0	1,351,500		
						Utilities    1 All Public			2021	439,500	912,000	0	1,351,500		
						1.Public    4.Dr Well    7.Cesspool 2.Water    5.DUG/LAKE    8. 3.Sewer    6.Septic    9.None			2022	439,500	912,000	0	1,351,500		
						2023			464,800	966,700	0	1,431,500			
						2024			464,800	966,700	0	1,431,500			
Inspection Witnessed By:						Land Data									
						Front Foot		Type	Effective		Influence		Influence Codes		
									Frontage	Depth	Factor	Code			
									11.Regular Lot						
									12.Delta Triangle						
X						13.Nabla Triangle		14.Rear Land		15.Front Foot		1.Open Space			
								16.Regular Lot		17.Secondary Site		2.Neighborhood A			
								18.Regular Lot		19.Condominium		3.Topography			
								19.Condominium		20.Base Homesite		4.Size/Shape			
						Date						Square Foot		21.Regular Lot	
23.Deep WF Size A		24.Base Waterfron		6.Restriction											
25.Shallow WF Siz		26.Base Water Inf		7.Corner/Locatio											
27.Influence W Si		28.Rear Land 1-10		8.View/Environ											
No./Date    Description    Date Insp.												Acres		29.Rear Land 11-2	
						31.Waterfront Rea		32.Open Space							
						33.RestrictEsm		34.PASTURE 1							
						35.HORTICULTURAL-		36.Pasture 3							
						Notes: 2002-FORMER OWNER: MARIE-CLAIRE, ALFRED, & ELISE NICOL PREVIOUS BK2082 PG303						Fract. Acre		37.Softwood	
39.Hardwood		40.Wasteland		41.CAMP SITE											
42.Mobile Home Si		43.Condo Site		44.Site Improve											
45.CAMP SITE		46.PAVING/00													
WISCASSET												Acres		47	
						48		49		50					
						50		51		52					
						51		52		53					
												Total Acreage		53	
54		55		56											
55		56		57											
56		57		58											
												Total Acreage		58	
						59		60		61					
						60		61		62					
						61		62		63					
												Total Acreage		62	
63		64		65											
64		65		66											
65		66		67											
												Total Acreage		66	
						67		68		69					
						68		69		70					
						69		70		71					
												Total Acreage		70	
71		72		73											
72		73		74											
73		74		75											
												Total Acreage		74	
						75		76		77					
						76		77		78					
						77		78		79					
												Total Acreage		78	
79		80		81											
80		81		82											
81		82		83											
												Total Acreage		82	
						83		84		85					
						84		85		86					
						85		86		87					
												Total Acreage		86	
87		88		89											
88		89		90											
89		90		91											
												Total Acreage		90	
						91		92		93					
						92		93		94					
						93		94		95					
												Total Acreage		94	
95		96		97											
96		97		98											
97		98		99											
												Total Acreage		98	
						99		100		101					
						100		101		102					
						101		102		103					
												Total Acreage		102	
103		104		105											
104		105		106											
105		106		107											
												Total Acreage		106	
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						108		109		110					
						109		110		111					
												Total Acreage		110	
111		112		113											
112		113		114											
113		114		115											
												Total Acreage		114	
						115		116		117					
						116		117		118					
						117		118		119					
												Total Acreage		118	
119		120		121											
120		121		122											
121		122		123											
												Total Acreage		122	
						123		124		125					
						124		125		126					
						125		126		127					
												Total Acreage		126	
127		128		129											
128		129		130											
129		130		131											
												Total Acreage		130	
						131		132		133					
						132		133		134					
						133		134		135					
												Total Acreage		134	
135		136		137											
136		137		138											
137		138		139											
												Total Acreage		138	
						139		140		141					
						140		141		142					
						141		142		143					
												Total Acreage		142	
143		144		145											
144		145		146											
145		146		147											
												Total Acreage		146	
						147		148		149					
						148		149		150					
						149		150		151					
												Total Acreage		150	
151		152		153											
152		153		154											
153		154		155											
												Total Acreage		154	
						155		156		157					
						156		157		158					
						157		158		159					
												Total Acreage		158	
159		160		161											
160		161		162											
161		162		163											
												Total Acreage		162	
						163		164		165					
						164		165		166					
						165		166		167					
												Total Acreage		166	
167		168		169											
168		169		170											
169		170		171											
												Total Acreage		170	
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						172		173		174					
						173		174		175					
												Total Acreage		174	
175		176		177											
176		177		178											
177		178		179											
												Total Acreage		178	
						179		180		181					
						180		181		182					
						181		182		183					
												Total Acreage		182	
183		184		185											
184		185		186											
185		186		187											
												Total Acreage		186	
						187		188		189					
						188		189		190					
						189		190		191					
												Total Acreage		190	
191		192		193											
192		193		194											
193		194		195											
												Total Acreage		194	
						195		196		197					
						196		197		198					
						197		198		199					
												Total Acreage		198	
199		200		201											
200		201		202											
201		202		203											
												Total Acreage		202	
						203		204		205					
						204		205		206					
						205		206		207					
												Total Acreage		206	
207		208		209											
208		209		210											
209		210		211											
												Total Acreage		210	
						211		212		213					
						212		213		214					
						213		214		215					
												Total Acreage		214	
215		216		217											
216		217		218											
217		218		219											
												Total Acreage		218	
						219		220		221					
						220		221		222					
						221		222		223					
												Total Acreage		222	
223		224		225											
224		225		226											
225		226		227											
												Total Acreage		226	
						227		228		229					
						228		229		230					
						229		230		231					
												Total Acreage		230	
231		232		233											
232		233		234											
233		234		235											
												Total Acreage		234	
						235		236		237					
						236		237		238					
						237		238		239					
												Total Acreage		238	
239		240		241											
240		241		242											
241		242		243											
												Total Acreage		242	
						243		244		245					
						244		245		246					
						245		246		247					
												Total Acreage		246	
247		248		249											
248		249		250											
249		250		251											
												Total Acreage		250	
						251		252		253					
						252		253		254					
						253		254		255					
												Total Acreage		254	
255		256		257											
256		257		258											
257		258		259											
												Total Acreage		258	
						259		260		261					
						260		261		262					
						261		262		263					
												Total Acreage		262	
263		264		265											
264		265		266											
265		266		267											
												Total Acreage		266	
						267		268		269					
						268		269		270					
						269		270		271					
												Total Acreage		270	
271		272		273											
272		273		274											
273		274		275											
												Total Acreage		274	
						275		276		277					
						276		277		278					
						277		278		279					
												Total Acreage		278	
279		280		281											
280		281		282											
281		282		283											
												Total Acreage		282	

# WISCASSET

Map Lot U12-004-A


Account 1676

Location 378 BATH ROAD

Card 1

Of 1

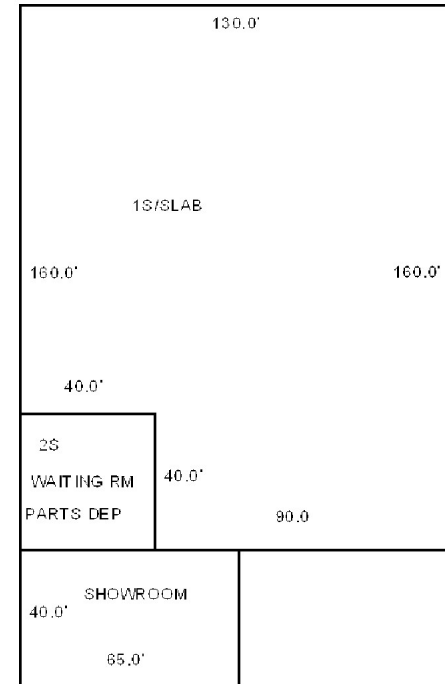
9/25/2024

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 <b>100%</b>	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 <b>0%</b>	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 <b>1 Interior Inspect</b>
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 <b>4 Agent</b>
		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	
304 AUTO	1985	9100	3 100	4	0 %	80 %		1.ONE STORY FRAM
304 AUTO	0	11700	0 0	0	0 %	80 %		2.TWO STORY FRAM
304 AUTO	0	2600	0 0	0	0 %	80 %		3.THREE STORY FR
271 OFFICE MEZZ	0	1920	0 0	0	0 %	80 %		4.1 & 1/2 STORY
344 PAVING.....	1985	30000	3 100	4	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





FITZMAURICE, MICHAEL D 92 BEEHNUT HILL ROAD WISCASST ME 04578			Property Data			Assessment Record						
			Neighborhood <b>109 SOUTHEAST</b>			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year <b>0</b>			2011	68,300	126,500	10,000	184,800		
			FARM LAND YEAR <b>0</b>			2012	68,300	137,300	10,000	195,600		
			OPEN SPACE YEAR <b>0</b>			2013	68,300	137,300	10,000	195,600		
B1036P214 B5266P293 Previous Owner JOHNSON, BLANCHE G  92 BEECHNUT HILL ROAD WISCASSET ME 04578 Sale Date: 6/06/2018			Zone/Land Use <b>21 RURAL</b>			2014	68,300	137,300	10,000	195,600		
			Secondary Zone			2015	68,300	137,300	10,000	195,600		
						2016	59,800	137,300	15,000	182,100		
			Topography <b>2 Rolling</b>			2017	59,800	137,300	20,000	177,100		
						1.Level               4.Below St               7.Steep 2.Rolling             5.Low               8.Rough 3.Above St           6.Swampy           9.			2018	59,800	132,400	20,000
Utilities <b>4 Drilled Well   6 Septic System</b>						2019	52,300	132,400	0	184,700		
						2020	52,300	132,400	0	184,700		
						2021	52,300	132,400	0	184,700		
						1.Public               4.Dr Well               7.Cesspool 2.Water               5.DUG/LAKE           8. 3.Sewer               6.Septic               9.None			2022	52,300	132,400	0
			Street <b>1 Paved</b>			2023	65,400	165,600	0	231,000		
			1.Paved               4.Proposed               7. 2.Semi Imp           5.Private               8. 3.Gravel              6.Pub Eas              9.NoStreet			2024	65,400	165,600	0	231,000		
			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 <b>Acres</b> 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 <b>Acres</b> 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	8.00	100	%	0					
						%						
						%						
						%						
						%						
Total Acreage   9.00												

Inspection Witnessed By:		
X		Date
No./Date	Description	Date Insp.
Notes: '16 split 8.5 acres to new lot 5A		
WISCASSET		

# WISCASSET

Map Lot U12-005




Account 1677

Location 92 BEECHNUT HILL ROAD

Card 1

Of 1

9/25/2024

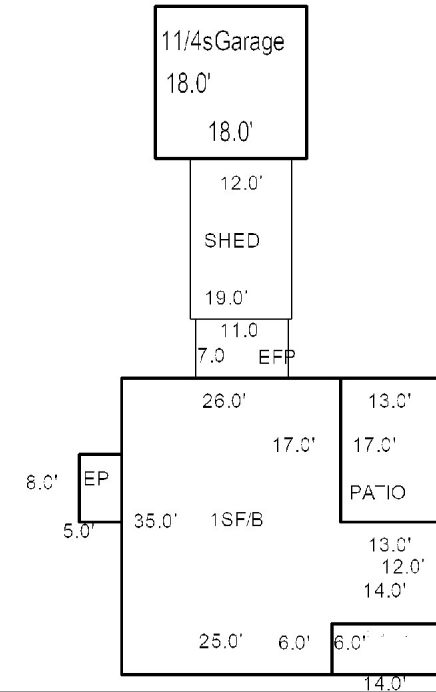
Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>1</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>3 Capped Only</b>
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 <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1060</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>5 Above Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>1019</b>	# Rooms <b>4</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>1</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1935</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>3 Brick &amp;/or Stone</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>3 Wet Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/28/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
61 Canopy	1935	84	3 100	4	0 %	100 %	
22 Encl Frame Porch	0	40	0 0	0	0 %	100 %	
62 Patio	1960	234	2 100	4	0 %	100 %	
24 Frame Shed	0	228	2 100	2	0 %	100 %	
158 1.75 ST	1920	1711	3 100	2	0 %	100 %	
22 Encl Frame Porch	0	77	0 0	3	0 %	100 %	
23 Frame Garage	2011	324	4 95	4	0 %	100 %	
					%	%	
					%	%	
					%	%	

SHED 12X19



TENNEY, NICKOLAS A  
BASCOM, MURIEL H  
84 BEECHNUT HILL ROAD  
WISCASSET ME 04578

B5879P229

Previous Owner  
RUZYCKIJ, JOSEPH W  
RUZYCKIJ, KATIE M  
84 BEECHNUT HILL ROAD  
WISCASSET ME 04578  
Sale Date: 5/04/2022

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

9/10/24 na-truck/car in driveway. add new wd  
'23 1 ACRE & BUILDINGS STAY LOT5-A TO NEW OWNER  
RETAINED BECOMES NEW LOT5-C  
5/15/20 ADD GAR  
'18 W/ Mrs. add new house ( Supplement)  
'16 new lot 8.5 acres from U12 lot 5.

# WISCASSET

## Property Data

Neighborhood <b>109 SOUTHEAST</b>		
Tree Growth Year <b>0</b>		
FARM LAND YEAR <b>0</b>		
OPEN SPACE YEAR <b>0</b>		
Zone/Land Use <b>21 RURAL</b>		
Secondary Zone		
Topography <b>2 Rolling</b>		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities <b>4 Drilled Well</b> <b>6 Septic System</b>		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street <b>1 Paved</b>		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN <b>0</b>		
CONSERV EASE <b>0</b>		
<b>Sale Data</b>		
Sale Date		<b>5/04/2022</b>
Price		<b>360,000</b>
Sale Type <b>2 Land &amp; Buildings</b>		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing <b>9 Unknown</b>		
1.Convert	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity <b>1 Arms Length Sale</b>		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified <b>5 Public Record</b>		
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
2016	51,300	0	0	51,300
2017	51,300	0	0	51,300
2018	51,300	148,700	0	200,000
2019	51,300	148,700	20,000	180,000
2020	51,300	172,200	25,000	198,500
2021	51,300	172,200	25,000	198,500
2022	51,300	172,200	24,000	199,500
2023	45,400	215,300	0	260,700
2024	45,400	216,200	0	261,600

## 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
<b>Square Foot</b>		<b>Square Feet</b>				<b>Acres</b>
16.Regular Lot				%		30.Rear 20+
17.Secondary Site				%		31.Waterfront Rea
18.Secondary Site				%		32.Open Space
19.Condominium				%		33.RestrictEsm
20.Base Homesite				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
<b>Fract. Acre</b>		<b>Acreage/Sites</b>				37.Softwood
21.HS Size Adj	20	1.00	100	%	0	38.Mixed Wood
22.Base Waterfron	21	1.00	100	%	0	39.Hardwood
23.Deep WF Size A				%		40.Wasteland
<b>Acres</b>				%		41.CAMP SITE
24.Base Waterfron				%		42.Mobile Home Si
25.Shallow WF Siz				%		43.Condo Site
26.Base Water Inf				%		44.Site Improve
27.Influence W Si				%		45.CAMP SITE
28.Rear Land 1-10						
29.Rear Land 11-2						
		<b>Total Acreage</b>		1.00		

Map Lot U12-005-A Account 2625 Location 84 BEECHNUT HILL ROAD Card 1 Of 1 9/25/2024

Floor plan diagram showing a building layout with the following dimensions and labels:

- Top section: 13.5' (width), 10.0' (height), 16.0' (width), 8.0' (height), and a label "WD".
- Left section: 28.0' (width), 40.0' (height), and a label "11 1/2 sBF".
- Right section: 26.0' (width), 26.0' (height), and a label "Garage".
- Bottom section: 26.0' (width), 26.0' (height), and a label "Garage".

Map Lot   U12-005-B

Account   2686

Location   106 BEECHNUT HILL ROAD

Card   1   Of   1   9/25/2024

JOHNSON, BLANCHE G  
106 BEECHNUT HILL ROAD  
WISCASSET ME 04578

B1036P214

Property Data

Neighborhood   **109 SOUTHEAST**

Tree Growth Year   **0**

FARM LAND YEAR

OPEN SPACE YEAR

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      6 Septic System**

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

2019

45,300

70,200

20,000

95,500

2020

45,300

70,200

25,000

90,500

2021

45,300

70,200

25,000

90,500

2022

45,300

70,200

24,000

91,500

2023

56,600

87,800

25,000

119,400

2024

56,600

87,800

25,000

119,400

Land Data

Front Foot

Type

Effective

Frontage

Depth

Influence

Factor

Code

Influence Codes

11.Regular Lot

%

1.Open Space

12.Delta Triangle

%

2.Neighborhood A

13.Nabla Triangle

%

3.Topography

14.Rear Land

%

4.Size/Shape

15.Front Foot

%

5.Access

%

6.Restriction

%

7.Corner/Locatio

%

8.View/Environ

%

9.Fract Share

%

Acres

%

30.Rear 20+

%

31.Waterfront Rea

%

32.Open Space

%

33.RestrictEsm

%

34.PASTURE 1

%

35.HORTICULTURAL-

%

36.Pasture 3

%

37.Softwood

%

38.Mixed Wood

%

39.Hardwood

%

40.Wasteland

%

41.CAMP SITE

%

42.Mobile Home Si

%

43.Condo Site

%

44.Site Improve

%

45.CAMP SITE

%

46.PAVING/00

Square Foot

Square Feet

16.Regular Lot

%

17.Secondary Site

%

18.Secondary Site

%

19.Condominium

%

20.Base Homesite

%

Fract. Acre

Acreage/Sites

21.HS Size Adj

20

1.00

100

%

0

22.Base Waterfron

21

1.00

100

%

0

23.Deep WF Size A

28

4.50

100

%

0

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

5.50

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

5/9/2019 W/ Blanche new D-wide & Shed. Per Blanch well is not useable???

'19 ACRES RETAINED FROM SALE TO FITZMAURICE

WISCASSET



# WISCASSET

Map Lot U12-005-B

Account 2686

Location 106 BEECHNUT HILL ROAD

Card 1

Of 1

9/25/2024

Building Style <b>10 Double Wide</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>2 Fair 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1434</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>0</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>0</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>2018</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>1</b>	Functional Code <b>9 None</b>
Foundation <b>5 Concrete Slab</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>9 No Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>0</b>
Wet Basement <b>9 No Basement</b>		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 <b>0</b>
		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	78	0 0	0	0 %	0 %	
24 Frame Shed	2018	96	2 100	4	0 %	100 %	
62 Patio	2015	144	2 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

Shed
8.0' 12.0'
Patio
12.0' 12.0'

14.0' 6.0' 6.0' 13.0' CP
13.0'
2018 Champion 2-Wide
56.0' 50.0'
27.0'



# WISCASSET

Map Lot U12-005-C

Account 2760

Location 78 BEECHNUT HILL ROAD

Card 1

Of 1

9/25/2024

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1624</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>0</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>0</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>3</b>	Phys. % Good <b>0%</b>
Year Built <b>2022</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>1</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmoint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>0</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>0</b>
		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	
23 Frame Garage	0	728	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 Open Frame	0	240	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	0	320	0 0	0	0 %	0 %		3.THREE STORY FR
24 Frame Shed	2023	288	3 100	4	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	2023	192	3 100	4	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot   U12-005-D

Account   2765

Location   76 BEECHNUT HILL ROAD

Card   1   Of   1   9/25/2024

DASKOSKI, STEVEN P  
76 BEECHNUT HILL ROAD  
WISCASSET ME 04578

B5938P299

Property Data

Neighborhood   **109 SOUTHEAST**

Tree Growth Year   **0**

FARM LAND YEAR

OPEN SPACE YEAR

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    6 Septic System**

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

2023

46,000

400

0

46,400

2024

46,000

54,100

0

100,100

Land Data

Front Foot

11.Regular Lot

12.Delta Triangle

13.Nabla Triangle

14.Rear Land

15.Front Foot

Square Foot

16.Regular Lot

17.Secondary Site

18.Secondary Site

19.Condominium

20.Base Homesite

Fract. Acre

21.HS Size Adj

22.Base Waterfron

23.Deep WF Size A

Acres

24.Base Waterfron

25.Shallow WF Siz

26.Base Water Inf

27.Influence W Si

28.Rear Land 1-10

29.Rear Land 11-2

Type

Effective

Influence

Influence Codes

Frontage

Depth

Factor

Code

Square Feet

Acres

Acres/Sites

Total Acreage

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

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Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

9/10/24 W/MR. ADD NEW MH/SLAB

6/6/23 W/MR- ADD SHED.

'23 New lot 1.26 acres from lot 5-C.

WISCASSET


**WISCASSET**

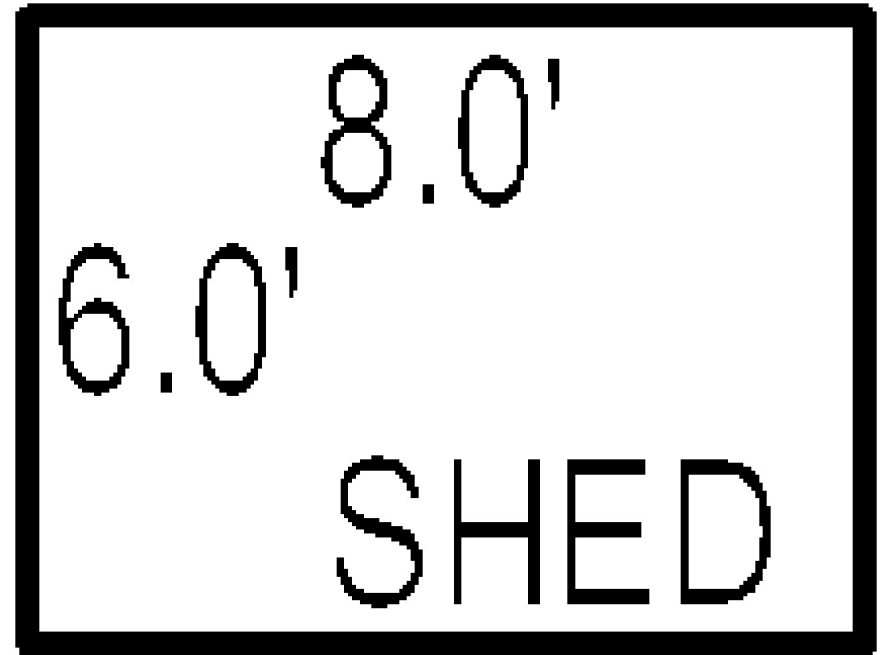
Map Lot U12-005-D

Account 2765

Location 76 BEECHNUT HILL ROAD

Card 1 Of 1 9/25/2024

<b>Building Style</b>			<b>SF Bsmt Living</b>			<b>Layout</b>		
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 <b>100%</b>			3.	6.	9.
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	<b>Attic</b>		
<b>Dwelling Units</b>			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
<b>Other Units</b>			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.
<b>Stories</b>			4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	<b>Cool Type 0%</b>			<b>Insulation</b>		
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.
<b>Exterior Walls</b>			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	<b>Kitchen Style</b>			<b>Unfinished %</b>		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	<b>Grade &amp; Factor</b>		
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
<b>Roof Surface</b>			<b>Bath(s) Style</b>			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	<b>SQFT (Footprint)</b>		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	<b>Condition</b>		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
<b>SF Masonry Trim</b>			<b># Rooms</b>			2.Fair	5.Avg+	8.Exc
<b>OPEN-3-CUSTOM</b>			<b># Bedrooms</b>			3.Avg-	6.Good	9.Same
<b>OPEN-4-CUSTOM</b>			<b># Full Baths</b>			<b>Phys. % Good</b>		
<b>Year Built</b>			<b># Half Baths</b>			<b>Funct. % Good</b>		
<b>Year Remodeled</b>			<b># Addn Fixtures</b>			<b>Functional Code</b>		
<b>Foundation</b>			<b># Fireplaces</b>			1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.						
2.C Block	5.Slab	8.						
3.Br/Stone	6.Piers	9.						
<b>Basement</b>								
1.1/4 Bmt	4.Full Bmt	7.						
2.1/2 Bmt	5.None	8.						
3.3/4 Bmt	6.	9.None						
<b>Bsmt Gar # Cars</b>								
<b>Wet Basement</b>								
1.Dry	4.	7.						
2.Damp	5.	8.						
3.Wet	6.	9.						
<b>Date Inspected</b>						<b>Information Code 0</b>		
						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
24 Frame Shed	0				%	%	400	3.THREE STORY FR
103 SLAB.....	2023	980	3 100	4	0 %	100 %		4.1 & 1/2 STORY
998 14' Mobile	2022	14x70	3 100	4	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		U12-006		Account		1678		Location		BATH ROAD		Card		1		Of		1		9/25/2024									
WIZ REALTY, LLC. 400 SPAULDING TURNPIKE PORTSMOUTH NH 03801								Property Data				Assessment Record																	
								Neighborhood				200 U.S. RTE 1				Year		Land		Buildings		Exempt		Total					
								Tree Growth Year				0				2011		164,000		45,500		0		209,500					
								FARM LAND YEAR				0				2012		164,000		45,500		0		209,500					
								OPEN SPACE YEAR				0				2013		164,000		45,500		0		209,500					
B5693P301								Zone/Land Use				19 COMMERCIAL				2014		164,000		45,500		0		209,500					
Previous Owner FOF REALTY, LLC  PO BOX 253 WISCASSET ME 04578 Sale Date: 4/12/2021								Secondary Zone				2015		164,000		45,500		0		209,500									
								Topography				1 Level				2016		164,000		45,500		0		209,500					
								2017				164,000		45,500		0		209,500											
								2018				164,000		45,500		0		209,500											
								2019				164,000		45,500		0		209,500											
								Utilities				1 All Public				2020		164,000		45,500		0		209,500					
								2021				164,000		45,500		0		209,500											
								2022				164,000		45,500		0		209,500											
								2023				173,100		48,200		0		221,300											
								2024				173,100		48,200		0		221,300											
Inspection Witnessed By:								Street				1 Paved				Land Data													
								1.Paved				4.Proposed		7.		Front Foot		Type		Effective		Influence		Influence Codes					
								2.Semi Imp				5.Private		8.						Frontage		Depth				Factor		Code	
								3.Gravel				6.Pub Eas		9.NoStreet															
								TREE GROWTH PLAN				0								11.Regular Lot									
X								CONSERV EASE				0				12.Delta Triangle						2.Neighborhood A							
								Sale Date				4/12/2021				13.Nabla Triangle								3.Topography					
								Price								14.Rear Land								4.Size/Shape					
								Sale Type				2 Land & Buildings				15.Front Foot								5.Access					
								1.Land				4.Mobile		7.		Square Foot		Square Feet						6.Restriction					
2.L & B				5.Other		8.								7.Corner/Locatio															
3.Building				6.		9.								8.View/Environ															
Financing				9 Unknown				16.Regular Lot												9.Fract Share									
Notes: 2002-FORMER OWNER: MARIE-CLAIRE, ALFRED & ELISE NICOL PREVIOUS BK2082 PG303								1.Convent				4.Seller		7.		17.Secondary Site						30.Rear 20+							
								2.FHA/VA				5.Private		8.		18.Secondary Site								31.Waterfront Rea					
								3.Assumed				6.Cash		9.Unknown		19.Condominium								32.Open Space					
								Validity				2 Related Parties				20.Base Homesite								33.RestrictEsm					
								1.Valid				4.Split		7.Renovate		Fract. Acre		Acreage/Sites						34.PASTURE 1					
2.Related				5.Partial		8.Other		47		1.00		100 %		0						35.HORTICULTURAL-									
3.Distress				6.Exempt		9.Foreclose		48		1.00		100 %		0						36.Pasture 3									
Verified				5 Public Record				24.Base Waterfron												37.Softwood									
WISCASSET								1.Buyer				4.Agent		7.Family		25.Shallow WF Siz						41.CAMP SITE							
								2.Seller				5.Pub Rec		8.Other		26.Base Water Inf								42.Mobile Home Si					
								3.Lender				6.MLS		9.		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		1.93		46.PAVING/00									


**WISCASSET**

Map Lot U12-006

Account 1678

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 <b>100%</b>			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 <b>0%</b>			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 <b>5 Estimated</b>		
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 <b>5 Estimate</b>		
						1.Owner	4.Agent	7.
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.

Date Inspected 12/04/2006

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
344 PAVING.....	2005	50000	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



Map Lot    U12-007			Account    1679			Location    416 BATH ROAD			Card    1		Of    1		9/25/2024		
WIZ REALTY, LLC. 400 SPAULDING TURNPIKE PORTSMOUTH NH 03801						Property Data			Assessment Record						
						Neighborhood    200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year    0			2011	141,900	122,900	0	264,800		
						FARM LAND YEAR    0			2012	141,900	122,900	0	264,800		
						OPEN SPACE YEAR    0			2013	141,900	122,900	0	264,800		
B5693P301						Zone/Land Use    19 COMMERCIAL			2014	141,900	122,900	0	264,800		
Previous Owner FOF REALTY, LLC						Secondary Zone			2015	141,900	122,900	0	264,800		
									2016	141,900	122,900	0	264,800		
PO BOX 253 WISCASSET ME 04578 Sale Date: 4/12/2021						Topography    1 Level			2017	141,900	122,900	0	264,800		
						1.Level            4.Below St        7.Steep 2.Rolling        5.Low            8.Rough 3.Above St      6.Swampy        9.			2018	141,900	122,900	0	264,800		
						Utilities    1 All Public			2019	141,900	122,900	0	264,800		
						1.Public            4.Dr Well        7.Cesspool 2.Water            5.DUG/LAKE    8. 3.Sewer            6.Septic        9.None			2020	141,900	122,900	0	264,800		
						Street    1 Paved			2021	141,900	122,900	0	264,800		
						1.Paved            4.Proposed        7. 2.Semi Imp        5.Private          8. 3.Gravel            6.Pub Eas        9.NoStreet			2022	141,900	122,900	0	264,800		
									2023	149,800	153,600	0	303,400		
Inspection Witnessed By:									2024	149,800	153,600	0	303,400		
						Land Data									
						Front Foot		Type	Effective		Influence		Influence Codes		
									Frontage	Depth	Factor	Code			
											%				
		%													
						11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot						1.Open Space			
										%		2.Neighborhood A			
										%		3.Topography			
										%		4.Size/Shape			
										%		5.Access			
X										%		6.Restriction			
										%		7.Corner/Locatio			
										%		8.View/Environ			
										%		9.Fract Share			
										%		Acres			
Notes:						Square Foot		Square Feet				30.Rear 20+			
									%			31.Waterfront Rea			
									%			32.Open Space			
									%			33.RestrictEsm			
									%			34.PASTURE 1			
2002-FORMER OWNER: MARIE-CLAIRE, ALFRED P. & ELISE A. NICOL PREVIOUS BK2082 PG303						Fract. Acre		Acreage/Sites				35.HORTICULTURAL-			
								47	1.00	100 %	0	36.Pasture 3			
								48	0.46	100 %	0	37.Softwood			
										%		38.Mixed Wood			
										%		39.Hardwood			
WISCASSET									%			40.Wasteland			
									%			41.CAMP SITE			
									%			42.Mobile Home Si			
									%			43.Condo Site			
									%			44.Site Improve			
						Total Acreage    0.46						45.CAMP SITE			
												46.PAVING/00			

# WISCASSET

Map Lot U12-007

Account 1679

Location 416 BATH ROAD

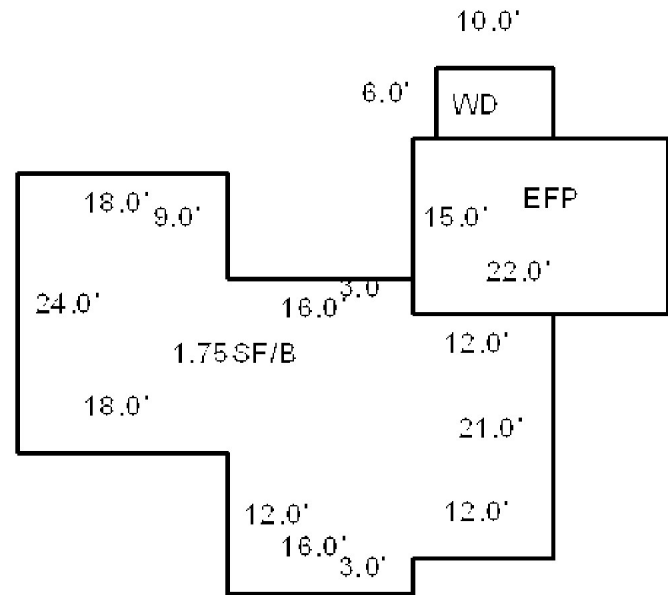
Card 1 Of 1 9/25/2024

Building Style <b>4 Cape Cod</b>			SF Bsmt Living <b>0</b>			Layout <b>1 Typical</b>		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade <b>0 0</b>			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH <b>0</b>			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type <b>100% 8 Floor/Wall Unit</b>			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic <b>9 None</b>		
Dwelling Units <b>1</b>			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units <b>0</b>			3.H Pump 7.Electric 11.			2.1/2 Fin 5.FJ/Stair 8.		
Stories <b>5 One &amp; 3/4 Story</b>			4.Steam 8.FI/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type <b>0% 9 None</b>			Insulation <b>1 Full</b>		
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 <b>2 WOOD SHINGLE</b>			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style <b>2 TYPICAL</b>			Unfinished % <b>0%</b>		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor <b>3 Average 105%</b>		
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 <b>1 Asphalt Shingles</b>			Bath(s) Style <b>2 TYPICAL</b>			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint) <b>1116</b>		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition <b>3 Below Average</b>		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 3.Avg 7.V G		
SF Masonry Trim <b>0</b>			# Rooms <b>7</b>			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM <b>0</b>			# Bedrooms <b>3</b>			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM <b>0</b>			# Full Baths <b>1</b>			Phys. % Good <b>0%</b>		
Year Built <b>1980</b>			# Half Baths <b>0</b>			Funct. % Good <b>100%</b>		
Year Remodeled <b>0</b>			# Addn Fixtures <b>0</b>			Functional Code <b>9 None</b>		
Foundation <b>1 Concrete</b>			# Fireplaces <b>0</b>			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.	<div><p><b>TRIO</b> Software <i>A Division of Harris Computer Systems</i></p></div>					
2.C Block	5.Slab	8.						
3.Br/Stone	6.Piers	9.						
Basement <b>4 Full Basement</b>								
1.1/4 Bmt	4.Full Bmt	7.						
2.1/2 Bmt	5.None	8.						
3.3/4 Bmt	6. 9.None							
Bsmt Gar # Cars <b>0</b>								
Wet Basement <b>1 Dry Basement</b>								
1.Dry	4. 7.							
2.Damp	5. 8.							
3.Wet	6. 9.							

Date Inspected 12/04/2006

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
22 Encl Frame Porch	0	330	0 0	0	0 %	0 %		3.THREE STORY FR
23 Frame Garage	0	624	2 100	3	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	0	70	3 100	3	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



GARAGE 24X26



ACORN PROPERTY HOLDINGS, LLC.  
PO BOX 2287  
SOUTH PORTLAND ME 04116

B6001P180

Previous Owner  
GAGNON, DAVID & DEBORAH L.  
GAGNON, CYNTHIA & JOSEPH  
C/O JOE GAGNON  
WISCASSET ME 04578  
Sale Date: 8/18/2021

Previous Owner  
SPARKS, ANN

107 FOWLE HILL ROAD  
WISCASSET ME 04578  
Sale Date: 4/22/2005

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2002-PER PLANIMETER CHECK NOW 3.5 AC  
2002-ABATED FOR 3 YEARS DUE TO FACT NOT RESTAURANT  
BUT MANUFACTURED STEEL BUILDING.  
10/27/03-ABATED AGAIN FOR RESTAURANT, COMPUTER  
KEPT OLD INFO. ABATED 29,100 IN VALUATION.  
2006-PREVIOUS OWNER: ANN SPARKS BK1253 PG173 WHO  
BOUGHT IN 1996 FOR \$300,000.  
2014-Added 12 x 20 garage

# 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	5/25/2023	
Price	537,500	
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	187,500	101,900	0	289,400
2012	187,500	101,900	0	289,400
2013	187,500	101,900	0	289,400
2014	187,500	110,000	0	297,500
2015	187,500	110,000	0	297,500
2016	187,500	110,000	0	297,500
2017	187,500	110,000	0	297,500
2018	187,500	110,000	0	297,500
2019	187,500	110,000	0	297,500
2020	187,500	110,000	0	297,500
2021	187,500	110,000	0	297,500
2022	187,500	110,000	0	297,500
2023	198,100	118,200	0	316,300
2024	198,100	118,200	0	316,300

## 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
<b>Square Foot</b>		<b>Square Feet</b>				<b>Acres</b>
16.Regular Lot				%		30.Rear 20+
17.Secondary Site				%		31.Waterfront Rea
18.Secondary Site				%		32.Open Space
19.Condominium				%		33.RestrictEsm
20.Base Homesite				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
<b>Fract. Acre</b>		<b>Acreage/Sites</b>				37.Softwood
21.HS Size Adj	47	1.00	100	%	0	38.Mixed Wood
22.Base Waterfron	48	1.00	100	%	0	39.Hardwood
23.Deep WF Size A	50	2.50	100	%	0	40.Wasteland
<b>Acres</b>				%		41.CAMP SITE
24.Base Waterfron				%		42.Mobile Home Si
25.Shallow WF Siz				%		43.Condo Site
26.Base Water Inf				%		44.Site Improve
27.Influence W Si				%		45.CAMP SITE
28.Rear Land 1-10						
29.Rear Land 11-2						
		<b>Total Acreage</b>		3.50		



# WISCASSET

Map Lot U12-008


Account 1680

Location 424 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 <b>100%</b>	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 <b>0%</b>	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 <b>0</b>
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 <b>0</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

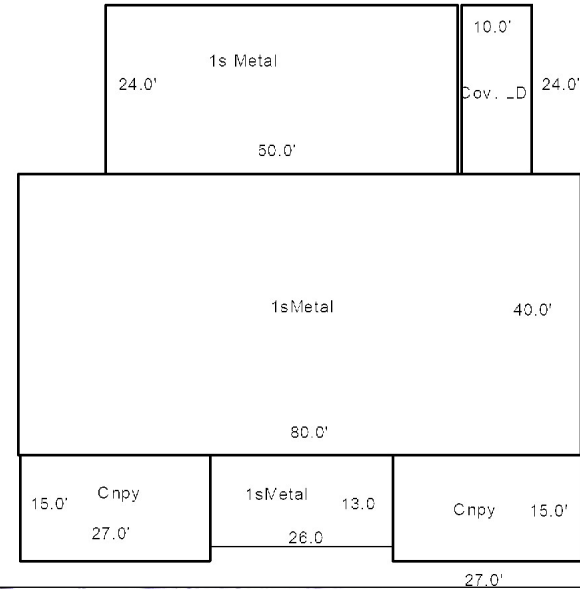
Date Inspected

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
248 MAN STEEL.....	1970	4738	3 100	4	0 %	75 %	
308 CANOPY	1970	240	3 100	4	0 %	75 %	
252 COV LOAD	1970	840	3 100	4	0 %	75 %	
308 CANOPY	1970	405	3 100	4	0 %	75 %	
308 CANOPY	1970	405	3 100	4	0 %	75 %	
23 Frame Garage	2014	240	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	

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

GARAGE



Map Lot U12-008-A			Account 1683			Location BATH ROAD			Card 1		Of 1		9/25/2024		
WIZ REALTY, LLC. 400 SPAULDING TURNPIKE PORTSMOUTH NH 03801						Property Data			Assessment Record						
						Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	177,000	27,300	0	204,300		
						FARM LAND YEAR 0			2012	177,000	27,300	0	204,300		
						OPEN SPACE YEAR 0			2013	177,000	27,300	0	204,300		
B5693P301						Zone/Land Use 19 COMMERCIAL			2014	177,000	27,300	0	204,300		
Previous Owner FOF REALTY, LLC						Secondary Zone			2015	177,000	27,300	0	204,300		
									2016	177,000	27,300	0	204,300		
PO BOX 253 WISCASSET ME 04578 Sale Date: 4/12/2021						Topography 1 Level			2017	177,000	27,300	0	204,300		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	177,000	27,300	0	204,300		
						Utilities 1 All Public			2019	177,000	27,300	0	204,300		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	177,000	27,300	0	204,300		
						Street 1 Paved			2021	177,000	27,300	0	204,300		
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	177,000	27,300	0	204,300		
						TREE GROWTH PLAN 0 CONSERV EASE 0			2023	187,000	28,900	0	215,900		
Inspection Witnessed By:									2024	187,000	28,900	0	215,900		
X						Land Data									
						Front Foot		Type	Effective		Influence		Influence Codes		
11.Regular Lot			Frontage	Depth	Factor	Code									
12.Delta Triangle					%		1.Open Space								
13.Nabla Triangle					%		2.Neighborhood A								
14.Rear Land					%		3.Topography								
15.Front Foot					%		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								
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**WISCASSET**

Map Lot U12-008-A

Account 1683

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 <b>100%</b>			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 <b>0%</b>			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 <b>4 Unoccupied</b>		
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 <b>5 Estimate</b>		
Date Inspected 12/04/2006						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
344 PAVING.....	2005	30000	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