

Map Lot U15A-007-001			Account 2544			Location 3 HICKORY DRIVE			Card 1 Of 1		9/15/2022		
WOODARD, JAMES P MURRAY, DAWN W 3 HICKORY DRIVE WISCASSET ME 04578  B5493P150						Property Data			Assessment Record				
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total
						Tree Growth Year 0			2009	33,000	12,130	0	45,130
						FARM LAND YEAR 0			2010	33,000	107,800	0	140,800
						OPEN SPACE YEAR 0			2011	33,000	107,800	0	140,800
Previous Owner BRAWN, CHARLES W J/T BRAWN, DEBORAH J						Zone/Land Use 16 RESIDENTIAL			2012	33,000	107,800	16,000	124,800
						Secondary Zone			2013	33,000	107,800	16,000	124,800
									2014	33,000	107,800	16,000	124,800
						Topography 1 Level			2015	33,000	107,800	16,000	124,800
						WISCASSET ME 04578 Sale Date: 2/24/2020 Previous Owner LADY MARION'S TRUST C/O CHARLES & DEBORAH BRAWN PO BOX 321 WISCASSET ME 04578 Sale Date: 12/10/2010			1.Level 4.Below St 7.Steep	2016	33,000	107,800	21,000
2.Rolling 5.Low 8.Rough	2017	33,000	107,800	26,000	114,800								
3.Above St 6.Swampy 9.	2018	33,000	107,800	26,000	114,800								
Utilities 4 Drilled Well 6 Septic System	2019	33,000	107,800	26,000	114,800								
1.Public 4.Dr Well 7.Cesspool	2020	33,000	107,800	6,000	134,800								
2.Water 5.DUG/LAKE 8.	2021	33,000	107,800	6,000	134,800								
3.Sewer 6.Septic 9.None	2022	33,000	108,300	29,760	111,540								
Street 3 Gravel			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			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 2/24/2020								%		6.Restriction			
Price 193,500								%		7.Corner/Locatio			
Sale Type 2 Land & Buildings					Square Foot		Square Feet						
1.Land 4.Mobile 7.								%					
2.L & B 5.Other 8.			16.Regular Lot					%		8.View/Environ			
3.Building 6. 9.			17.Secondary Site					%		9.Fract Share			
Financing 9 Unknown			18.Secondary Site					%		Acres			
1.Convent 4.Seller 7.			19.Condominium					%		30.Rear 20+			
2.FHA/VA 5.Private 8.			20.Base Homesite					%		31.Waterfront Rea			
3.Assumed 6.Cash 9.Unknown								%		32.Open Space			
Validity 1 Arms Length Sale					Fract. Acre		Acreege/Sites						
1.Valid 4.Split 7.Renovate			21.HS Size Adj				20	1.00	100	%	0		
2.Related 5.Partial 8.Other			22.Base Waterfron		21	1.00	100	%	0	37.Softwood			
3.Distress 6.Exempt 9.Foreclose			23.Deep WF Size A					%		38.Mixed Wood			
			Acres					%		39.Hardwood			
Verified 5 Public Record			24.Base Waterfron					%		40.Wasteland			
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		Total Acreage 1.00					44.Site Improve			
			29.Rear Land 11-2							45.CAMP SITE			
										46.PAVING/00			
WISCASSET													

# WISCASSET

Map Lot U15A-007-001


Account 2544

Location 3 HICKORY DRIVE

Card 1

Of 1

9/15/2022

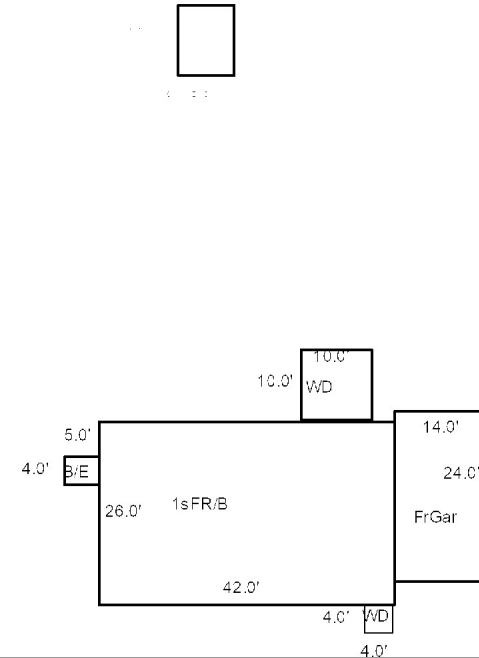
Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	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>1092</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>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>2009</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>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>4 Unoccupied</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 6/01/2010

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	2009	336	3 100	4	0 %	100 %	
90 BSMT ENTRY.....	2009	20	3 100	4	0 %	100 %	
68 Wood Deck	2009	16	3 100	4	0 %	100 %	
68 Wood Deck	2009	100	3 100	4	0 %	100 %	
24 Frame Shed	2021	80	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



GRONDIN, RICHARD J/T  
GRONDIN, JOAN  
WISCASSET ME 04578

B4716P183

Previous Owner  
LADY MARION'S TRUST

8 ENGLEBREKT ROAD  
EDGECOMB ME 04556  
Sale Date: 9/26/2013

## Property Data

Neighborhood	<b>108 SOUTHWEST</b>
Tree Growth Year	<b>0</b>
FARM LAND YEAR	<b>0</b>
OPEN SPACE YEAR	<b>0</b>

## Assessment Record

Year	Land	Buildings	Exempt	Total
2009	33,000	0	0	33,000
2010	33,000	0	0	33,000
2011	33,000	0	0	33,000
2012	33,000	0	0	33,000
2013	33,000	0	0	33,000
2014	33,000	0	0	33,000
2015	33,000	0	0	33,000
2016	33,000	153,100	0	186,100
2017	33,000	153,500	20,000	166,500
2018	33,000	153,500	20,000	166,500
2019	33,000	153,500	20,000	166,500
2020	33,000	153,500	25,000	161,500
2021	33,000	153,500	25,000	161,500
2022	33,000	153,500	24,000	162,500

## Land Data

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

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'17 W/ Mr & Mrs. add Wd and adjust bath count.

'16 new hse & li.

LOT #2 TWIN OAKS SUBDIVISION PLAN, 102.41' FRONTAGE  
2014-Former owner: Lady Marion's Trust Bk4034 Pg148.

# WISCASSET

# WISCASSET

Map Lot U15A-007-002

Account 2545

Location 5 HICKORY DRIVE

Card 1

Of 1

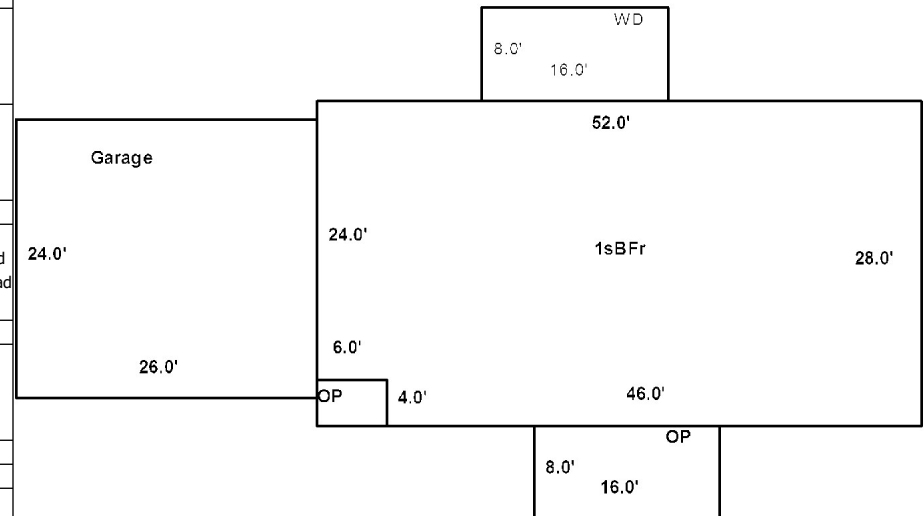
9/15/2022

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 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>1432</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>1</b>	Phys. % Good <b>0%</b>
Year Built <b>2015</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>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.Defmait 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	
21 Open Frame	0	24	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 Open Frame	0	128	0 0	0	0 %	0 %		2.TWO STORY FRAM
23 Frame Garage	0	624	0 0	0	0 %	0 %		3.THREE STORY FR
68 Wood Deck	0	128	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 U15A-007-003

Account 2546

Location 15 HICKORY DRIVE

Card 1 Of 1 9/15/2022

BENNER, DYLAN J  
BALDWIN, KELLY A  
15 HICKORY DRIVE  
WISCASSET ME 04578

B5449P143

Previous Owner  
ALEXANDER, BRITTNEY J J/T  
DUNNING, SAMANTHA A

WISCASSET ME 04578  
Sale Date: 10/25/2019

Previous Owner  
LADY MARION'S TRUST

8 ENGLEBREKT ROAD  
EDGECOMB ME 04556  
Sale Date: 2/11/2014

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

L0T #3 TWIN OAKS SUBDIVISION PLAN, 261.51' FRONTAGE  
2012-new house added  
2014-Former owner: Lady Marion's Trust BK4034 PG148.

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	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
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	10/25/2019		
Price	189,175		
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
2009	33,000	0	0	33,000
2010	33,000	0	0	33,000
2011	33,000	0	0	33,000
2012	33,000	85,800	0	118,800
2013	33,000	85,800	0	118,800
2014	33,000	85,800	0	118,800
2015	33,000	85,800	0	118,800
2016	33,000	85,800	0	118,800
2017	33,000	85,800	0	118,800
2018	33,000	85,800	0	118,800
2019	33,000	85,800	20,000	98,800
2020	33,000	85,800	0	118,800
2021	33,000	85,800	25,000	93,800
2022	33,000	85,800	24,000	94,800

## Land Data

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

## Front Foot

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

## Square Foot

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

## Fract. Acre

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

## Acres

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

## Type

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

## Square Feet

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

## Fract. Acre

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

## Acres

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

## Effective

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

## Square Feet

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

## Fract. Acre

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

## Acres

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

## Influence

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

## Square Feet

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

## Fract. Acre

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

## Acres

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

## Influence Codes

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


# WISCASSET

Map Lot U15A-007-003

Account 2546

Location 15 HICKORY DRIVE

Card 1 Of 1 9/15/2022

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>1092</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>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>2011</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>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>1 Interior Inspect</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>6 Other</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 8/21/2012

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	2011	64	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

SHED

8 X 8

26.0'

42.0'

1SF/SLAB





Map Lot U15A-007-004

Account 2547

Location 19 HICKORY DRIVE

Card 1 Of 1 9/15/2022

WELLBORN, MARK B  
WELBORN, KIMBERLY A  
WISCASSET ME 04578

B4328P1 B5789P80

Previous Owner  
CALARESE-ERKKINEN, BONNIE J.

PO BOX 436  
GREENVILLE JUNCTION ME 04442  
Sale Date: 10/08/2010

Previous Owner  
LADY MARION'S TRUST  
C/O BONNIE J. CALARESE ERKKINEN  
PO BOX 436  
GREENVILLE JUNCTION ME 04442  
Sale Date: 4/13/2009

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

LOT #4 TWIN OAKS SUBDIVISION PLAN, 135.41' FRONTAGE  
2010-Per new owner send bill to Greenville Junction, Maine as  
she is moving and will rent out house.  
2011-Previous owner: Bonnie Cararese-Erkkinen BK4128  
PG100 bought 4/13/09 for \$189,900.

**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	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
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	10/08/2010		
Price	205,000		
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
2009	33,760	124,840	0	158,600
2010	33,800	124,800	0	158,600
2011	33,800	124,800	0	158,600
2012	33,800	127,100	10,000	150,900
2013	33,800	127,100	10,000	150,900
2014	33,800	127,100	10,000	150,900
2015	33,800	127,100	10,000	150,900
2016	33,800	127,100	15,000	145,900
2017	33,800	127,100	20,000	140,900
2018	33,800	127,100	20,000	140,900
2019	33,800	127,100	20,000	140,900
2020	33,800	127,100	25,000	135,900
2021	33,800	127,100	25,000	135,900
2022	33,800	127,100	24,000	136,900

**Land Data**

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		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
<b>Total Acreage</b>		1.38				

**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

**Effective****Frontage****Depth****Influence****Factor****Code****Acres****Square Feet****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres**

# WISCASSET

Map Lot U15A-007-004

Account 2547

Location 19 HICKORY DRIVE

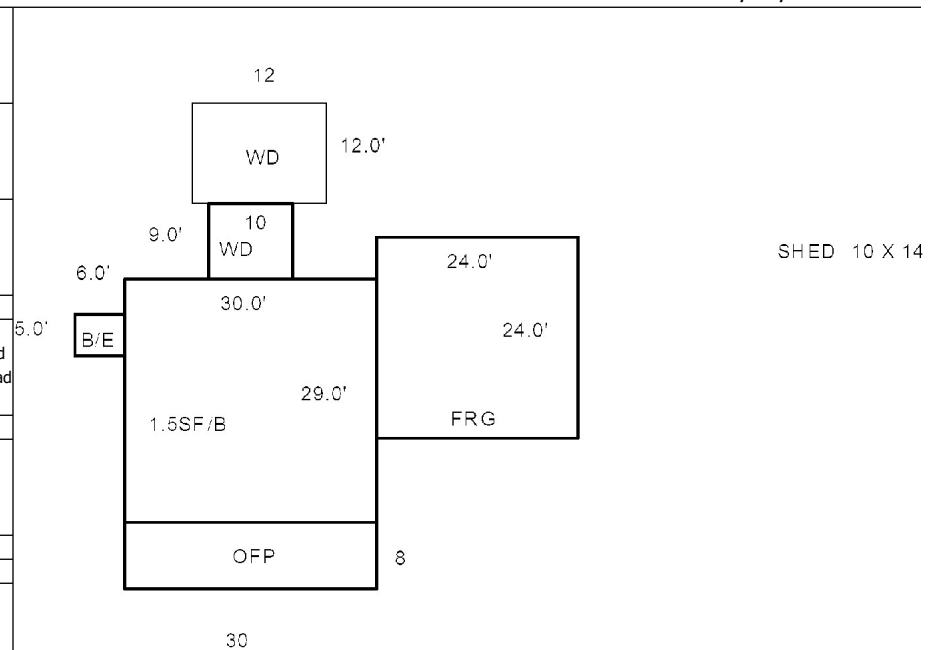
Card 1 Of 1 9/15/2022

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% 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>4 One &amp; 1/2 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>870</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>3</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>2009</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>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>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>0</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/04/2009

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	2009	576	3 100	4	0 %	100 %		1.ONE STORY FRAM
90 BSMT ENTRY.....	2009	30	3 100	4	0 %	100 %		2.TWO STORY FRAM
21 Open Frame	2009	240	3 100	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	2009	90	3 100	4	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	2011	144	3 100	4	0 %	100 %		5.1 & 3/4 STORY
24 Frame Shed	2011	140	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 U15A-007-005

Account 2548

Location 21 HICKORY DRIVE

Card 1 Of 1 9/15/2022

KLEIN, ELIZABETH F  
KLEIN, EARL W  
P.O. BOX 172  
EAST BOOTHBAY ME 04544

B5465P148

Previous Owner  
VICKREY, MATHEW  
35 EAST SHORE DRIVE

WESTPORT ISLAND ME 04578  
Sale Date: 11/11/2019

Previous Owner  
CASELLA, ANTHONY J (TRUSTEE)  
ANTHONY J. CASELLA LIVING TRUST  
86 CEDAR LANE  
NOBLEBORO ME 04555  
Sale Date: 6/05/2018

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'21 W/ Mr. add new house( missed in SPW). Supplement  
LOT #5 TWIN OAKS SUBDIVISION PLAN, 274.9' FRONTAGE

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	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
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	11/11/2019		
Price	223,500		
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
2009	33,800	0	0	33,800
2010	33,800	0	0	33,800
2011	33,800	0	0	33,800
2012	33,800	0	0	33,800
2013	33,800	0	0	33,800
2014	33,800	0	0	33,800
2015	33,800	0	0	33,800
2016	33,800	0	0	33,800
2017	33,800	0	0	33,800
2018	33,800	0	0	33,800
2019	33,800	0	0	33,800
2020	33,800	0	0	33,800
2021	33,800	111,200	0	145,000
2022	33,800	111,200	0	145,000

## Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		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		1.40				

## Front Foot

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

## Square Foot

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

## Fract. Acre

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

## Acres

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

## Type

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

## Square Feet

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

## Fract. Acre

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

## Acres

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

## Effective

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

## Square Feet

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

## Fract. Acre

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

## Acres

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

## Influence

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

## Square Feet

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

## Fract. Acre

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

## Acres

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

## Influence Codes

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

<b>WISCASSET</b>										
Map Lot	U15A-007-005	Account	2548	Location	21 HICKORY DRIVE	Card	1	Of	1	9/15/2022

Site plan showing the proposed building layout. The main building is 46.0' wide and 24.0' deep, totaling 11,040 sq ft. It includes a 16.0' x 8.0' area labeled 'WD' and a 12.0' x 6.0' area labeled 'OP'. The garage is 22.0' x 22.0', totaling 4,840 sq ft. The total area is 15,880 sq ft.

RICHARDSON, STEPHANIE GROHS 19 JUNIPER ROAD BRUNSWICK ME 04011			Property Data			Assessment Record					
			Neighborhood <b>108 SOUTHWEST</b>			Year	Land	Buildings	Exempt	Total	
						2009	18,540	0	0	18,540	
						2010	18,500	0	0	18,500	
						2011	18,500	0	0	18,500	
B5589P252 Previous Owner RICHARDSON, JOHN G JR			Zone/Land Use <b>16 RESIDENTIAL</b>			2012	18,500	0	0	18,500	
			Secondary Zone			2013	18,500	0	0	18,500	
						2014	18,500	0	0	18,500	
			Topography <b>1 Level</b>			2015	18,500	0	0	18,500	
			19 JUNIPER ROAD BRUNSWICK ME 04011 Sale Date: 9/21/2020 Previous Owner LADY MARION'S TRUST			1.Level            4.Below St        7.Steep 2.Rolling        5.Low                8.Rough 3.Above St       6.Swampy          9.	2016	18,500	0	0	18,500
	2017	18,500				0	0	18,500			
Utilities <b>9 NoWater/NoSewer</b>	2018	18,500				0	0	18,500			
1.Public            4.Dr Well            7.Cesspool 2.Water            5.DUG/LAKE        8. 3.Sewer            6.Septic            9.None	2019	18,500				0	0	18,500			
	2020	11,000				0	0	11,000			
			Street <b>9 No Street</b>			2021	11,000	0	0	11,000	
						2022	11,000	0	0	11,000	
			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				
			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		
					16.Regular Lot				8.View/Environ		
					17.Secondary Site				9.Fract Share		
					18.Secondary Site				30.Rear 20+		
			19.Condominium				31.Waterfront Rea				
			20.Base Homesite				32.Open Space				
							33.RestrictEsm				
							34.PASTURE 1				
Notes: '20 adjust for access LOT #6 TWIN OAKS SUBDIVISION PLAN, 210' FRONTAGE 2009-adjusted land value base to 50% function due to access, there is not a road yet.			Fract. Acre		Acres/Sites				35.HORTICULTURAL-		
					20	1.00	25 %	5	36.Pasture 3		
					21	1.00	100 %	0	37.Softwood		
					28	0.27	100 %	0	38.Mixed Wood		
			Acres						39.Hardwood		
					24.Base Waterfron				40.Wasteland		
					25.Shallow WF Siz				41.CAMP SITE		
					26.Base Water Inf				42.Mobile Home Si		
									43.Condo Site		
					27.Influence W Si				44.Site Improveme		
					28.Rear Land 1-10				45.CAMP SITE		
					29.Rear Land 11-2				46.PAVING/00		
WISCASSET					Total Acreage		1.27				

**WISCASSET**

Map Lot U15A-007-006

Account 2549

Location HICKORY DRIVE

Card 1 Of 1 9/15/2022

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type <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>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								
<b>Additions, Outbuildings &amp; Improvements</b>								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		U15A-007-007		Account		2550		Location		HICKORY DRIVE		Card		1		Of		1		9/15/2022			
RICHARDSON, STEPHANIE GROHS 19 JUNIPER ROAD BRUNSWICK ME 04011  B5589P252								Property Data				Assessment Record											
								Neighborhood 108 SOUTHWEST				Year		Land		Buildings		Exempt		Total			
								Tree Growth Year 0				2009		18,240		0		0		18,240			
								FARM LAND YEAR 0				2010		18,200		0		0		18,200			
								OPEN SPACE YEAR 0				2011		18,200		0		0		18,200			
Previous Owner RICHARDSON, JOHN G JR  19 JUNIPER ROAD BRUNSWICK ME 04011 Sale Date: 9/21/2020								Zone/Land Use 16 RESIDENTIAL				2012		18,200		0		0		18,200			
								Secondary Zone				2013		18,200		0		0		18,200			
												2014		18,200		0		0		18,200			
								Topography 1 Level				2015		18,200		0		0		18,200			
								Previous Owner LADY MARION'S TRUST  8 ENGLEBREKT ROAD EDGECOMB ME 04556 Sale Date: 3/19/2015								1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.				2016		18,200	
Utilities 9 NoWater/NoSewer 1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None				2017		18,200										0		0		18,200			
				2018		18,200										0		0		18,200			
Street 9 No Street  1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet				2019		18,200										0		0		18,200			
				2020		10,700										0		0		10,700			
Inspection Witnessed By:  X  Date								TREE GROWTH PLAN 0 CONSERV EASE 0				2021		10,700		0		0		10,700			
												2022		10,700		0		0		10,700			
								Sale Data								Land Data							
								Sale Date 9/21/2020				Front Foot		Type		Effective		Influence		Influence Codes			
								Price				11.Regular Lot				Frontage		Depth		Factor		Code	
Sale Type 1 Land Only								12.Delta Triangle								1.Open Space							
1.Land 4.Mobile 7.								13.Nabla Triangle								2.Neighborhood A							
2.L & B 5.Other 8.								14.Rear Land								3.Topography							
3.Building 6. 9.								15.Front Foot								4.Size/Shape							
Financing 9 Unknown																5.Access							
1.Convent 4.Seller 7.																6.Restriction							
2.FHA/VA 5.Private 8.																7.Corner/Locatio							
3.Assumed 6.Cash 9.Unknown																8.View/Environ							
Validity 2 Related Parties																9.Fract Share							
1.Valid 4.Split 7.Renovate																Acres							
2.Related 5.Partial 8.Other																30.Rear 20+							
3.Distress 6.Exempt 9.Foreclose																31.Waterfront Rea							
Verified 5 Public Record																32.Open Space							
1.Buyer 4.Agent 7.Family																33.RestrictEsm							
2.Seller 5.Pub Rec 8.Other																34.PASTURE 1							
3.Lender 6.MLS 9.																35.HORTICULTURAL-							
								Fract. Acre								36.Pasture 3							
								21.HS Size Adj		20		1.00		25 %		5							
								22.Base Waterfron		21		1.00		100 %		0							
								23.Deep WF Size A		28		0.12		100 %		0							
								Acres								37.Softwood							
								24.Base Waterfron								38.Mixed Wood							
								25.Shallow WF Siz								39.Hardwood							
								26.Base Water Inf								40.Wasteland							
								27.Influence W Si								41.CAMP SITE							
								28.Rear Land 1-10								42.Mobile Home Si							
								29.Rear Land 11-2								43.Condo Site							
																44.Site Improveveme							
																45.CAMP SITE							
																46.PAVING/00							


**WISCASSET**

Map Lot U15A-007-007

Account 2550

Location HICKORY DRIVE

Card 1 Of 1 9/15/2022

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type <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.Defmoint 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								
<b>Additions, Outbuildings &amp; Improvements</b>								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 U15A-007-008

Account 2551

Location 18 HICKORY DRIVE

Card 1 Of 1 9/15/2022

JUNKERT, THOMAS EDWARD  
JUNKERT, JANE ELIZABETH  
18 HICKORY DR  
WISCASSET ME 04578  
USA  
B5267P108 B5398P24 B5445P1

Previous Owner  
VICKREY, MATHEW  
35 EAST SHORE DRIVE

WESTPORT ISLAND ME 04578  
Sale Date: 6/19/2019

Previous Owner  
CASELLA, ANTHONY J (TRUSTEE)  
ANTHONY J. CASELLA LIVING TRUST  
86 CEDAR LANE  
NOBLEBORO ME 04555  
Sale Date: 6/05/2018

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

6/9/21 ADD SHED  
5/15/20 CALL HOUSE COMP +MVR  
'19 New hse & LI  
LOT #8 TWIN OAKS SUBDIVISION PLAN, 276.9' FRONTAGE

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 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	3 Gravel		
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	6/19/2019		
Price	243,500		
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
2009	33,320	0	0	33,320
2010	33,300	0	0	33,300
2011	33,300	0	0	33,300
2012	33,300	0	0	33,300
2013	33,300	0	0	33,300
2014	33,300	0	0	33,300
2015	33,300	0	0	33,300
2016	33,300	0	0	33,300
2017	33,300	0	0	33,300
2018	33,300	0	0	33,300
2019	33,300	95,700	0	129,000
2020	33,300	147,200	0	180,500
2021	33,300	147,700	25,000	156,000
2022	33,300	147,700	24,000	157,000

## Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		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		1.16				

## 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

## Factor

## Code

## Influence

## Codes

## Acres

## Acres

## Acres

## Acres

## Acres

## Acres

## Acres

## Acres

## Acres

## Acres

## Acres

## Acres

## Acres

## Acres

# WISCASSET

Map Lot U15A-007-008


Account 2551

Location 18 HICKORY DRIVE

Card 1

Of 1

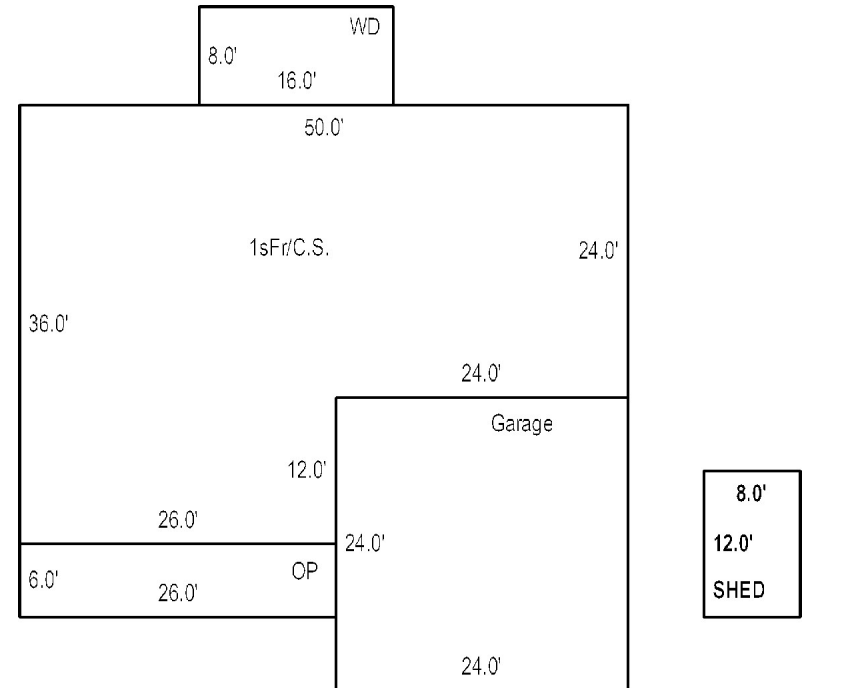
9/15/2022

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% 3 Heat Pump</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>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>1512</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>3</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>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>5 Crawl Space</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	156	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	0	576	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	0	128	0 0	0	0 %	0 %		3.THREE STORY FR
24 Frame Shed	2020	96	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 U15A-007-009

Account 2552

Location 16 HICKORY DRIVE

Card 1 Of 1 9/15/2022

CAMPBELL, JOHN W  
CAMPBELL, KRISTA A  
33 OLD FERRY ROAD  
WISCASSET ME 04578

B5177P247

Previous Owner  
FLAVIN, JONATHAN P. J/T  
FLAVIN, CYNTHIA L.

WISCASSET ME 04578  
Sale Date: 9/07/2017

Previous Owner  
ASSET DEVELOPMENT, INC.

94 KINDERHOOK STREET  
RANDOLPH ME 04345  
Sale Date: 6/28/2012

Previous Owner  
LADY MARION'S TRUST

8 ENGLEBREKT ROAD  
EDGEComb ME 04556  
Sale Date: 6/28/2012

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

LOT #9 TWIN OAKS SUBDIVISION PLAN, 141.43' FRONTAGE  
2012-new house being built  
2013-Former owner: Lady Marion's Trust BK4034 PG148, then  
Asset Development, Inc. BK4552 PG122 on 6/28/12 for  
\$25,000, then sold to Jonathan & Cynthia Flavin for \$200,000  
6/28/12. 28 x 52 house with attached 28 x 28 garage

**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	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
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	9/07/2017		
Price	229,900		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

**Assessment Record**

Year	Land	Buildings	Exempt	Total
2009	33,580	0	0	33,580
2010	33,600	0	0	33,600
2011	33,600	0	0	33,600
2012	33,600	0	0	33,600
2013	33,600	133,700	0	167,300
2014	33,600	133,700	0	167,300
2015	33,600	133,700	0	167,300
2016	33,600	133,700	0	167,300
2017	33,600	133,700	0	167,300
2018	33,600	133,700	0	167,300
2019	33,600	133,700	0	167,300
2020	33,600	133,700	25,000	142,300
2021	33,600	133,700	25,000	142,300
2022	33,600	133,700	24,000	143,300

**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>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
<b>Total Acreage</b>		1.29				

**Front Foot**

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

**Square Foot**

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

**Fract. Acre**

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

**Acres**

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

**Type**

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

**Square Feet**

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

**Fract. Acre**

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

**Acres**

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

**Effective**

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

**Square Feet**

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

**Fract. Acre**

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

**Acres**

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

**Influence**

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

**Square Feet**

16.Regular Lot  
17.Secondary Site  
18.Secondary Site  
19.Condominium  
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**Fract. Acre**

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23.Deep WF Size A

**Acres**

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25.Shallow WF Siz  
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27.Influence W Si  
28.Rear Land 1-10  
29.Rear Land 11-2

**Influence**

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

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23.Deep WF Size A

**Acres**

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

**Influence**

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

**Square Feet**

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

**Fract. Acre**

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

**Acres**

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

# WISCASSET

Map Lot U15A-007-009

Account 2552

Location 16 HICKORY DRIVE

Card 1 Of 1 9/15/2022

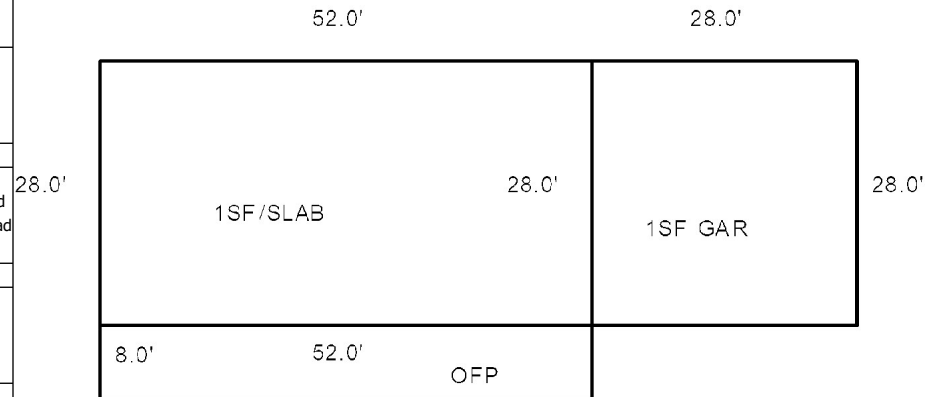
Building Style <b>1 Ranch</b>			SF Bsmt Living <b>0</b>			Layout <b>1 Typical</b>		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade <b>0 0</b>			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH <b>0</b>			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type <b>100% 1 Hot Water BB</b>			3. 6. 9.		
4.Cape	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.Fl/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>1456</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>3</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>2012</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>5 Concrete Slab</b>			# Fireplaces <b>0</b>			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.	<div><p><b>TRIO</b> 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 <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

Date Inspected

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	2012	784	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 U15A-007-010

Account 2553

Location 14 HICKORY DRIVE

Card 1 Of 1 9/15/2022

HAMILTON, GAILEN A III  
HAMILTON, KAREN M  
14 HICKORY DRIVE  
WISCASSET ME 04578

B4034P148 B4972P149

Previous Owner  
LADY MARION'S TRUST

8 ENGLEBREKT ROAD  
EDGECOMB ME 04556  
Sale Date: 1/22/2016

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'19 nah remove WD add OP, no solar panels yet. Check 2020  
'17 W/ Mr. & Mrs. adjust list, grade and add wds.  
'16 New Hse & Li  
LOT #10 TWIN OAKS SUBDIVISION PLAN, 145.33' FRONTAGE

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	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	1/22/2016		
Price	250,000		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

## Assessment Record

Year	Land	Buildings	Exempt	Total
2009	33,020	0	0	33,020
2010	33,000	0	0	33,000
2011	33,000	0	0	33,000
2012	33,000	0	0	33,000
2013	33,000	0	0	33,000
2014	33,000	0	0	33,000
2015	33,000	0	0	33,000
2016	33,000	148,700	0	181,700
2017	33,000	158,700	20,000	171,700
2018	33,000	158,700	20,000	171,700
2019	33,000	160,700	20,000	173,700
2020	33,000	160,700	25,000	168,700
2021	33,000	160,700	25,000	168,700
2022	33,000	160,700	24,000	169,700

## 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		1.01				

## Front Foot

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

## Square Foot

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

## Fract. Acre

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

## Acres

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

## Type

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

## Square Feet

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

## Fract. Acre

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

## Acres

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

## Effective

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

## Square Feet

16.Regular Lot  
17.Secondary Site  
18.Secondary Site  
19.Condominium  
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28.Rear Land 1-10  
29.Rear Land 11-2

## Influence

11.Regular Lot  
12.Delta Triangle  
13.Nabla Triangle  
14.Rear Land  
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## Square Feet

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18.Secondary Site  
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29.Rear Land 11-2

## Influence

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

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18.Secondary Site  
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## Fract. Acre

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

## Acres

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

# WISCASSET

Map Lot U15A-007-010

Account 2553

Location 14 HICKORY DRIVE

Card 1

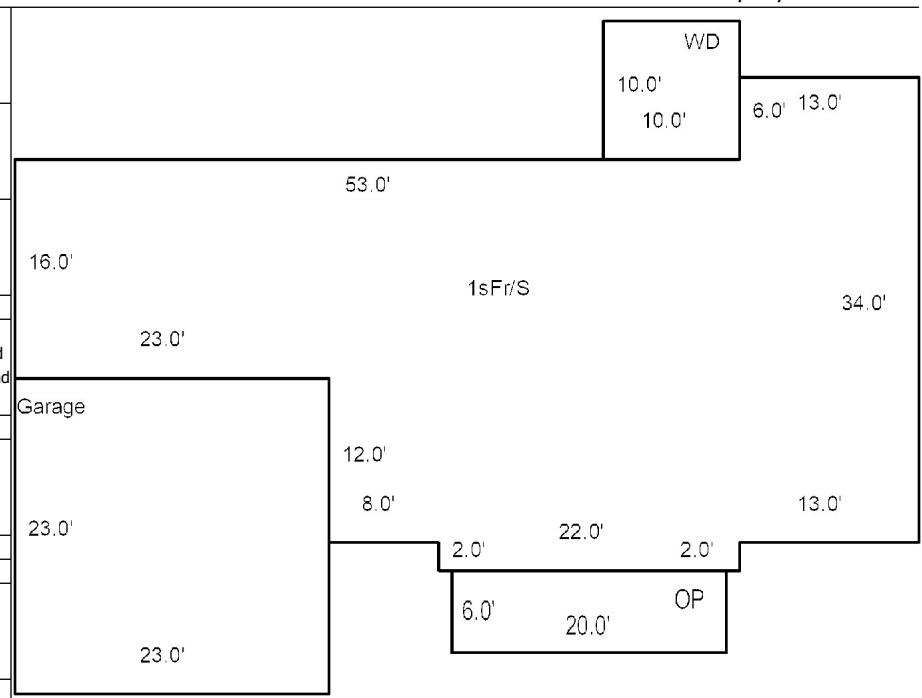
Of 1

9/15/2022

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% 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>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>1694</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>2016</b>	# Half Baths <b>1</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	
23 Frame Garage	0	529	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	0	100	2 100	9	0 %	0 %		2.TWO STORY FRAM
21 Open Frame	2018	120	9 100	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 U15A-007-010-ON

Account 2712

Location 14 HICKORY DRIVE

Card 1 Of 1 9/15/2022

HAMILTON, GAILEN A III  
HAMILTON, KAREN M  
14 HICKORY DRIVE  
WISCASSET ME 04578

HAMILTON, GAILEN A III HAMILTON, KAREN M 14 HICKORY DRIVE WISCASSET ME 04578			Property Data			Assessment Record				
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total
			Tree Growth Year 0			2020	0	12,900	0	12,900
			FARM LAND YEAR			2021	0	12,900	0	12,900
			OPEN SPACE YEAR			2022	0	12,900	0	12,900
			Zone/Land Use 16 RESIDENTIAL							
			Secondary Zone							
			Topography 2 Rolling							
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.							
			Utilities							
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None							
			Street 3 Gravel							
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet							
Inspection Witnessed By:			TREE GROWTH PLAN 0			Land Data				
			CONSERV EASE 0							
			Sale Data			Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot				
			Sale Date							
			Price							
Sale Type			Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite							
1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.										
Financing										
Notes:  '20 New Solar ON. No Exemption Application.			1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			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				
			Validity							
			1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose							
			Verified			Total Acreage 0.00				
			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.							

WISCASSET

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



# WISCASSET

Map Lot U15A-007-010-ON

Account 2712

Location 14 HICKORY DRIVE

Card 1 Of 1 9/15/2022

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical	4.	7.
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq	5.	8.
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type <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>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>		
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
124 SOLAR PANELS	2019				%	%	12,900	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 U15A-007-011			Account 2554		Location 12 HICKORY DRIVE		Card 1		Of 1		9/15/2022			
SOULE, BETHANY M WISCASSET ME 04578				Property Data			Assessment Record							
				Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total			
				Tree Growth Year 0			2009	33,000	115,010	0	148,010			
				FARM LAND YEAR 0			2010	33,000	127,200	0	160,200			
				OPEN SPACE YEAR 0			2011	33,000	127,200	10,000	150,200			
B4200P54				Zone/Land Use 16 RESIDENTIAL			2012	33,000	127,200	10,000	150,200			
Previous Owner LADY MARION'S TRUST				Secondary Zone			2013	33,000	127,200	10,000	150,200			
				2014			33,000	127,200	10,000	150,200				
8 ENGLEBREKT ROAD EDGECOMB ME 04556 Sale Date: 9/10/2009				Topography 1 Level			2015	33,000	127,200	10,000	150,200			
				2016			33,000	127,200	15,000	145,200				
				1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	33,000	127,200	20,000	140,200			
				Utilities 4 Drilled Well 6 Septic System			2018	33,000	127,200	20,000	140,200			
				1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2019	33,000	127,200	20,000	140,200			
				2020			33,000	127,200	25,000	135,200				
				Street 3 Gravel			2021	33,000	127,200	25,000	135,200			
				2022			33,000	127,200	24,000	136,200				
				1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			Land Data							
				TREE GROWTH PLAN 0			Front Foot		Type	Effective		Influence		Influence Codes
CONSERV EASE 0			Frontage	Depth	Factor	Code								
Sale Data			11.Regular Lot							%	1.Open Space			
Price 164,900			12.Delta Triangle							%	2.Neighborhood A			
			13.Nabla Triangle							%	3.Topography			
X				Date			14.Rear Land		%		4.Size/Shape			
No./Date			Description		Date Insp.		15.Front Foot		%		5.Access			
							Square Foot		Square Feet		6.Restriction			
					%				7.Corner/Locatio					
					%				8.View/Environ					
					%				9.Fract Share					
					%				Acres					
Notes:				Financing 9 Unknown			16.Regular Lot		%		30.Rear 20+			
				1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			17.Secondary Site		%		31.Waterfront Rea			
LOT #11 TWIN OAKS SUBDIVISION PLAN, 484.52' FRONTAGE				Validity 1 Arms Length Sale			18.Secondary Site		%		32.Open Space			
				1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose			19.Condominium		%		33.RestrictEsm			
				Verified 5 Public Record			20.Base Homesite		%		34.PASTURE 1			
				1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			Fract. Acre		Acres/Sites		35.HORTICULTURAL-			
							21.HS Size Adj		20		100	%	0	36.Pasture 3
							22.Base Waterfron		21		100	%	0	37.Softwood
							23.Deep WF Size A					%		38.Mixed Wood
							Acres					%		39.Hardwood
							24.Base Waterfron					%		40.Wasteland
							25.Shallow WF Siz					%		41.CAMP SITE
							26.Base Water Inf					%		42.Mobile Home Si
							27.Influence W Si					%		43.Condo Site
							28.Rear Land 1-10				Total Acreage		1.00	44.Site Improve
							29.Rear Land 11-2							45.CAMP SITE
														46.PAVING/00
WISCASSET														

# WISCASSET

Map Lot U15A-007-011


Account 2554

Location 12 HICKORY DRIVE

Card 1

Of 1

9/15/2022

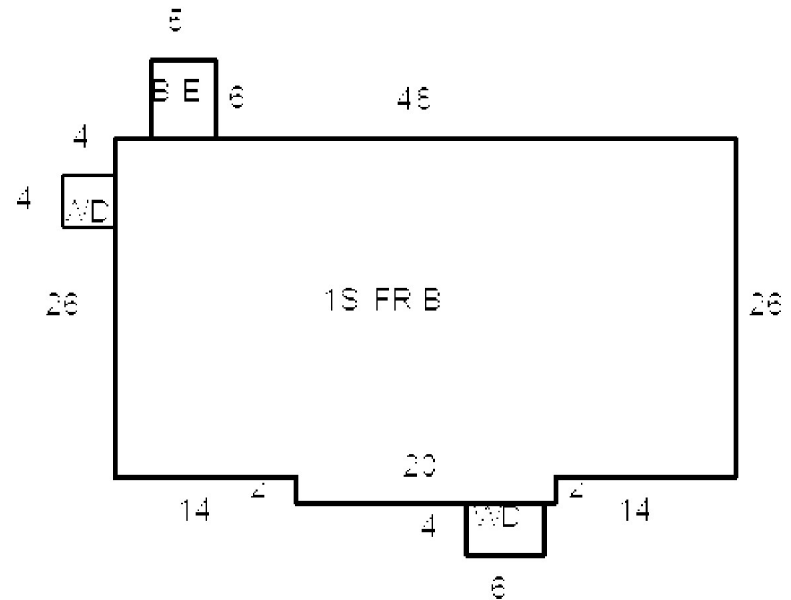
Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	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>1288</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>3</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>2009</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>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>0</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/01/2010

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
90 BSMT ENTRY.....	2009	30	3 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	2009	16	3 100	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	2009	24	3 100	4	0 %	100 %		3.THREE STORY FR
23 Frame Garage	2009	432	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

Frame Garage



Map Lot U15A-007-012

Account 2555

Location 476 OLD BATH ROAD

Card 1 Of 1 9/15/2022

VANBOK, ERIC L J/T  
VANBOK, BARBARA M W  
WISCASSET ME 04578

B4806P179

Previous Owner  
ALEXANDER, SUSAN L.  
C/O ERIC & BARBARA VANBOK  
51 HIGH STREET  
BATH ME 04530  
Sale Date: 7/30/2014

Previous Owner  
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

3415 VISION DRIVE  
COLUMBUS OH 43219  
Sale Date: 3/26/2014

Previous Owner  
BERTRAND, SHELBY L.

476 OLD BATH ROAD  
WISCASSET ME 04578  
Sale Date: 1/28/2014

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'15 W/ Mr. add 13/4s garage @ "D" add 1/2 bath and Basement to Crawl Space.  
LOT #12 TWIN OAKS SUBDIVISION PLAN, 193.96' FRONTAGE 2009-911 address changed from 470 Old Bath Road to 476 Old Bath Road  
2014-no garage, was taken away. Previous owner: Shelby Bertrand BK4084 PG91 foreclosure to JPMorgan Chase Bank for \$155,000 1/28/14, then Chase to Chase for \$108,375 in January 2014, then sold to Susan L. Alexander BK4768 PG225, WISCASSET  
2014-Previous Owner: Susan Alexander BK4768 PG225

**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 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 **7/30/2014**Price **126,500**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
2009	33,000	106,220	0	139,220
2010	33,000	106,200	0	139,200
2011	33,000	106,200	0	139,200
2012	33,000	106,200	0	139,200
2013	33,000	106,200	0	139,200
2014	33,000	95,100	0	128,100
2015	33,000	108,400	0	141,400
2016	33,000	108,400	0	141,400
2017	33,000	108,400	0	141,400
2018	33,000	108,400	0	141,400
2019	33,000	108,400	20,000	121,400
2020	33,000	108,400	25,000	116,400
2021	33,000	108,400	25,000	116,400
2022	33,000	108,400	24,000	117,400

**Land Data**

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		<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
<b>Total Acreage</b>		1.00				

**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****Acreage/Sites**

20

1.00

100

%

0

21

1.00

100

%

0

**Total Acreage**

1.00

# WISCASSET

Map Lot U15A-007-012

Account 2555

Location 476 OLD BATH ROAD

Card 1

Of 1

9/15/2022

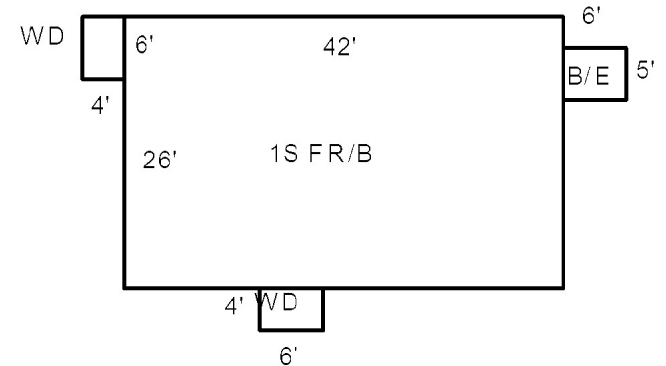
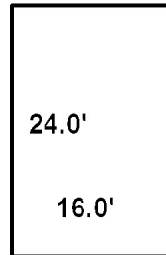
Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	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>1092</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>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>2009</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>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>5 Crawl Space</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	
90 BSMT ENTRY.....	2009	30	3 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	2009	24	3 100	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	2009	24	3 100	4	0 %	100 %		3.THREE STORY FR
78 1.75 ST	2015	384	2 100	4	0 %	100 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

13/4sGarage





SHERMAN, NORMAN P 49 FOX RUN ROAD WESTPORT ISLAND ME 04578			Property Data			Assessment Record								
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total				
			Tree Growth Year 0			2009	18,000	0	0	18,000				
			FARM LAND YEAR 0			2010	18,000	0	0	18,000				
B3907P119 B4086P218 B5196P81 B5297P209			OPEN SPACE YEAR 0			2011	18,000	0	0	18,000				
Previous Owner CASELLA, ANTHONY J (TRUSTEE) ANTHONY J. CASELLA LIVING TRUST 86 CEDAR LANE NOBLEBORO ME 04555 Sale Date: 8/24/2018			Zone/Land Use 16 RESIDENTIAL			2012	18,000	0	0	18,000				
			Secondary Zone			2013	18,000	0	0	18,000				
						2014	18,000	0	0	18,000				
			Topography 1 Level			2015	18,000	0	0	18,000				
			1.Level	4.Below St	7.Steep	2016	18,000	0	0	18,000				
			2.Rolling	5.Low	8.Rough	2017	18,000	0	0	18,000				
			3.Above St	6.Swampy	9.	2018	18,000	0	0	18,000				
			Utilities 9 NoWater/NoSewer			2019	18,000	0	0	18,000				
			1.Public	4.Dr Well	7.Cesspool	2020	10,500	0	0	10,500				
			2.Water	5.DUG/LAKE	8.	2021	10,500	0	0	10,500				
			3.Sewer	6.Septic	9.None	2022	10,500	0	0	10,500				
			Street 9 No Street											
			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											
X			Date											
No./Date	Description	Date Insp.				Front Foot		Type	Effective		Influence		Influence Codes	
						11.Regular Lot			Frontage	Depth	Factor	Code	1.Open Space	
						12.Delta Triangle							2.Neighborhood A	
						13.Nabla Triangle							3.Topography	
						14.Rear Land							4.Size/Shape	
						15.Front Foot							5.Access	
													6.Restriction	
													7.Corner/Locatio	
													8.View/Environ	
													9.Fract Share	
													Acres	
													30.Rear 20+	
													31.Waterfront Rea	
													32.Open Space	
													33.RestrictEsm	
													34.PASTURE 1	
													35.HORTICULTURAL-	
													36.Pasture 3	
													37.Softwood	
													38.Mixed Wood	
													39.Hardwood	
													40.Wasteland	
													41.CAMP SITE	
													42.Mobile Home Si	
													43.Condo Site	
													44.Site Improve	
													45.CAMP SITE	
													46.PAVING/00	
						</								

**WISCASSET**

Map Lot U15A-007-013

Account 2556

Location TWIN OAK ROAD

Card 1 Of 1 9/15/2022

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type <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.Defmoint 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>					
Date Inspected			1.Owner 4.Agent 7.			2.Relative 5.Estimate 8.		
			3.Tenant 6.Other 9.					
<b>Additions, Outbuildings &amp; Improvements</b>								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 U15A-007-014

Account 2557

Location TWIN OAK ROAD

Card 1 Of 1 9/15/2022

SHERMAN, NORMAN P  
49 FOX RUN ROAD  
WESTPORT ISLAND ME 04578

B3907P119 B4086P218 B5196P81 B5297P209

Previous Owner  
CASELLA, ANTHONY J (TRUSTEE)  
ANTHONY J. CASELLA LIVING TRUST  
86 CEDAR LANE  
NOBLEBORO ME 04555  
Sale Date: 8/24/2018

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'20 adjust for access.

LOT #14 TWIN OAKS SUBDIVISION PLAN, 100' FRONTAGE  
2009-adjusted land value base to 50% function due to access,  
there is not a road yet.

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	9 No Street		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	8/24/2018		
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convert	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

## Assessment Record

Year	Land	Buildings	Exempt	Total
2009	18,000	0	0	18,000
2010	18,000	0	0	18,000
2011	18,000	0	0	18,000
2012	18,000	0	0	18,000
2013	18,000	0	0	18,000
2014	18,000	0	0	18,000
2015	18,000	0	0	18,000
2016	18,000	0	0	18,000
2017	18,000	0	0	18,000
2018	18,000	0	0	18,000
2019	18,000	0	0	18,000
2020	10,500	0	0	10,500
2021	10,500	0	0	10,500
2022	10,500	0	0	10,500

## Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
20		1.00		25 %	5	37.Softwood
21		1.00		100 %	0	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 U15A-007-014

Account 2557

Location TWIN OAK ROAD

Card 1 Of 1 9/15/2022

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical	4.	7.
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq	5.	8.
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type <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>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>		
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

SHERMAN, NORMAN P 49 FOX RUN ROAD WESTPORT ISLAND ME 04578			Property Data			Assessment Record						
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year 0			2009	18,000	0	0	18,000		
			FARM LAND YEAR 0			2010	18,000	0	0	18,000		
B3907P119 B4086P218 B5196P81 B5297P209			OPEN SPACE YEAR 0			2011	18,000	0	0	18,000		
Previous Owner CASELLA, ANTHONY J (TRUSTEE) ANTHONY J. CASELLA LIVING TRUST 86 CEDAR LANE NOBLEBORO ME 04555 Sale Date: 8/24/2018			Zone/Land Use 16 RESIDENTIAL			2012	18,000	0	0	18,000		
			Secondary Zone			2013	18,000	0	0	18,000		
						2014	18,000	0	0	18,000		
			Topography 1 Level			2015	18,000	0	0	18,000		
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2016	18,000	0	0	18,000		
						2017	18,000	0	0	18,000		
			Utilities 9 NoWater/NoSewer  1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2018	18,000	0	0	18,000		
						2019	18,000	0	0	18,000		
						2020	10,500	0	0	10,500		
			Street 9 No Street  1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2021	10,500	0	0	10,500		
						2022	10,500	0	0	10,500		
						Land Data						
			Inspection Witnessed By:  									


**WISCASSET**

Map Lot U15A-007-015

Account 2558

Location TWIN OAK ROAD

Card 1 Of 1 9/15/2022

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type <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.Defmoint 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								
<b>Additions, Outbuildings &amp; Improvements</b>								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



SHERMAN, NORMAN P 49 FOX RUN ROAD WESTPORT ISLAND ME 04578			Property Data			Assessment Record						
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year 0			2009	18,000	0	0	18,000		
			FARM LAND YEAR 0			2010	18,000	0	0	18,000		
			OPEN SPACE YEAR 0			2011	18,000	0	0	18,000		
B3907P119 B4086P218 B5196P81 B5297P209 Previous Owner CASELLA, ANTHONY J (TRUSTEE) ANTHONY J. CASELLA LIVING TRUST 86 CEDAR LANE NOBLEBORO ME 04555 Sale Date: 8/24/2018			Zone/Land Use 16 RESIDENTIAL			2012	18,000	0	0	18,000		
			Secondary Zone			2013	18,000	0	0	18,000		
						2014	18,000	0	0	18,000		
			Topography 1 Level			2015	18,000	0	0	18,000		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2016	18,000	0	0
Utilities 9 NoWater/NoSewer 1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None						2017	18,000	0	0	18,000		
						2018	18,000	0	0	18,000		
						2019	18,000	0	0	18,000		
									2020	10,500	0	0
			2021	10,500	0				0	10,500		
			2022	10,500	0				0	10,500		
			Street 9 No Street			Land Data						
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			Front Foot		Type	Effective		Influence	
TREE GROWTH PLAN 0			Frontage	Depth	Factor				Code			
CONSERV EASE 0												
Sale Data												
Sale Date 8/24/2018												
Price			Square Foot			Square Feet						
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												
Notes: '20 adjust for access LOT #16 TWIN OAKS SUBDIVISION PLAN, 101.31' FRONTAGE 2009-adjusted land value base to 50% function due to access, there is not a road yet.			Validity 1 Arms Length Sale			Fract. Acre		Acreage/Sites				
			1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose					20	1.00	25	%	5
								21	1.00	100	%	0
			Verified 5 Public Record									
			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.									
WISCASSET							Total Acreage 1.00					



# WISCASSET

Map Lot U15A-007-016

Account 2559

Location TWIN OAK ROAD

Card 1 Of 1 9/15/2022

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical	4.	7.
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq	5.	8.
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type <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>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>		
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

SHERMAN, NORMAN P 49 FOX RUN ROAD WESTPORT ISLAND ME 04578			Property Data			Assessment Record					
			Neighborhood <b>108 SOUTHWEST</b>			Year	Land	Buildings	Exempt	Total	
						2009	18,000	0	0	18,000	
						2010	18,000	0	0	18,000	
			Tree Growth Year <b>0</b>			2011	18,000	0	0	18,000	
FARM LAND YEAR <b>0</b>			Zone/Land Use <b>16 RESIDENTIAL</b>	2012	18,000	0	0	18,000			
OPEN SPACE YEAR <b>0</b>				2013	18,000	0	0	18,000			
Secondary Zone				2014	18,000	0	0	18,000			
				2015	18,000	0	0	18,000			
Topography <b>1 Level</b>				2016	18,000	0	0	18,000			
B3907P119 B4086P218 B5196P81 B5297P209			1.Level                      4.Below St                      7.Steep	2017	18,000	0	0	18,000			
			2.Rolling                      5.Low                      8.Rough	Utilities <b>9 NoWater/NoSewer</b>	2018	18,000	0	0	18,000		
			3.Above St                      6.Swampy                      9.		2019	18,000	0	0	18,000		
			1.Public                      4.Dr Well                      7.Cesspool		2020	10,500	0	0	10,500		
			2.Water                      5.DUG/LAKE                      8.	Street <b>9 No Street</b>	2021	10,500	0	0	10,500		
3.Sewer                      6.Septic                      9.None	2022	10,500	0		0	10,500					
1.Paved                      4.Proposed                      7.	Land Data										
2.Semi Imp                      5.Private                      8.	Front Foot	Type	Effective		Influence		Influence Codes				
3.Gravel                      6.Pub Eas                      9.NoStreet			Frontage		Depth	Factor		Code			
TREE GROWTH PLAN <b>0</b>			11.Regular Lot			%		1.Open Space			
CONSERV EASE <b>0</b>			12.Delta Triangle			%		2.Neighborhood A			
Sale Data			13.Nabla Triangle			%		3.Topography			
	Sale Date <b>8/24/2018</b>	14.Rear Land			%	4.Size/Shape					
	Price	15.Front Foot			%	5.Access					
	Sale Type <b>1 Land Only</b>	Square Foot	Square Feet		%	6.Restriction					
	1.Land                      4.Mobile                      7.				%	7.Corner/Locatio					
2.L & B                      5.Other                      8.				%	8.View/Environ						
3.Building                      6.				%	9.Fract Share						
Financing <b>9 Unknown</b>	16.Regular Lot				%	30.Rear 20+					
1.Convent                      4.Seller                      7.	17.Secondary Site		%	31.Waterfront Rea							
2.FHA/VA                      5.Private                      8.	18.Secondary Site		%	32.Open Space							
3.Assumed                      6.Cash                      9.Unknown	19.Condominium		%	33.RestrictEsm							
Notes: '20 adjust for access LOT #17 TWIN OAKS SUBDIVISION PLAN, 100' FRONTAGE 2009-adjusted land value base to 50% function due to access, there is not a road yet.	Validity <b>1 Arms Length Sale</b>	Fract. Acre	Acreage/Sites			34.PASTURE 1					
	1.Valid                      4.Split                      7.Renovate			20	1.00	25 %	5	35.HORTICULTURAL-			
	2.Related                      5.Partial                      8.Other			21	1.00	100 %	0	36.Pasture 3			
	3.Distress                      6.Exempt                      9.Foreclose					%		37.Softwood			
	Verified <b>5 Public Record</b>					%		38.Mixed Wood			
	1.Buyer                      4.Agent                      7.Family	24.Base Waterfron		%		39.Hardwood					
	2.Seller                      5.Pub Rec                      8.Other	25.Shallow WF Siz		%		40.Wasteland					
	3.Lender                      6.MLS                      9.	26.Base Water Inf		%		41.CAMP SITE					
	WISCASSET				Total Acreage   1.00		42.Mobile Home Si				
							43.Condo Site				
							44.Site Improveme				
							45.CAMP SITE				
							46.PAVING/00				

**WISCASSET**

Map Lot U15A-007-017

Account 2560

Location TWIN OAK ROAD

Card 1 Of 1 9/15/2022

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type <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.Defmoint 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								
<b>Additions, Outbuildings &amp; Improvements</b>								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 U15A-007-018

Account 2561

Location TWIN OAK ROAD

Card 1 Of 1 9/15/2022

SHERMAN, NORMAN P  
49 FOX RUN ROAD  
WESTPORT ISLAND ME 04578

B3907P119 B4086P218 B5196P81 B5297P209

Previous Owner  
CASELLA, ANTHONY J (TRUSTEE)  
ANTHONY J. CASELLA LIVING TRUST  
86 CEDAR LANE  
NOBLEBORO ME 04555  
Sale Date: 8/24/2018

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'20 adjust for access  
LOT #18 TWIN OAKS SUBDIVISION PLAN, 186' FRONTAGE  
2009-adjusted land value base to 50% function due to access,  
there is not a road yet.

WISCASSET

### Property Data

Neighborhood <b>108 SOUTHWEST</b>		
Tree Growth Year <b>0</b>		
FARM LAND YEAR <b>0</b>		
OPEN SPACE YEAR <b>0</b>		
Zone/Land Use <b>16 RESIDENTIAL</b>		
Secondary Zone		
Topography <b>1 Level</b>		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities <b>9 NoWater/NoSewer</b>		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street <b>9 No Street</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>8/24/2018</b>		
Price		
Sale Type <b>1 Land Only</b>		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing <b>9 Unknown</b>		
1.Convent	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
2009	18,000	0	0	18,000
2010	18,000	0	0	18,000
2011	18,000	0	0	18,000
2012	18,000	0	0	18,000
2013	18,000	0	0	18,000
2014	18,000	0	0	18,000
2015	18,000	0	0	18,000
2016	18,000	0	0	18,000
2017	18,000	0	0	18,000
2018	18,000	0	0	18,000
2019	18,000	0	0	18,000
2020	10,500	0	0	10,500
2021	10,500	0	0	10,500
2022	10,500	0	0	10,500

### Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		<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
		<b>Total Acreage</b>		1.00		


**WISCASSET**

Map Lot U15A-007-018

Account 2561

Location TWIN OAK ROAD

Card 1 Of 1 9/15/2022

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type <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								
<b>Additions, Outbuildings &amp; Improvements</b>								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 U15A-007-019

Account 2562

Location TWIN OAK ROAD

Card 1 Of 1 9/15/2022

SHERMAN, NORMAN P  
49 FOX RUN ROAD  
WESTPORT ISLAND ME 04578

B3907P119 B4086P218 B5196P81 B5297P209

Previous Owner  
CASELLA, ANTHONY J (TRUSTEE)  
ANTHONY J. CASELLA LIVING TRUST  
86 CEDAR LANE  
NOBLEBORO ME 04555  
Sale Date: 8/24/2018

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'20 adjust for access  
LOT #19 TWIN OAKS SUBDIVISION PLAN, 100' FRONTAGE  
2009-adjusted land value base to 50% function due to access,  
there is not a road yet.

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	9 No Street		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	8/24/2018		
Price			
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	1 Arms Length Sale		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

## Assessment Record

Year	Land	Buildings	Exempt	Total
2009	19,080	0	0	19,080
2010	19,100	0	0	19,100
2011	19,100	0	0	19,100
2012	19,100	0	0	19,100
2013	19,100	0	0	19,100
2014	19,100	0	0	19,100
2015	19,100	0	0	19,100
2016	19,100	0	0	19,100
2017	19,100	0	0	19,100
2018	19,100	0	0	19,100
2019	19,100	0	0	19,100
2020	11,600	0	0	11,600
2021	11,600	0	0	11,600
2022	11,600	0	0	11,600

## 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		1.54				



**WISCASSET**

Map Lot U15A-007-019

Account 2562

Location TWIN OAK ROAD

Card 1 Of 1 9/15/2022

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type <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.Defmoint 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								
<b>Additions, Outbuildings &amp; Improvements</b>								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

SHERMAN, NORMAN P 49 FOX RUN ROAD WESTPORT ISLAND ME 04578			Property Data			Assessment Record								
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total				
			Tree Growth Year 0			2009	18,000	0	0	18,000				
			FARM LAND YEAR 0			2010	18,000	0	0	18,000				
B3907P119 B4086P218 B5196P81 B5297P209			OPEN SPACE YEAR 0			2011	18,000	0	0	18,000				
Previous Owner CASELLA, ANTHONY J (TRUSTEE) ANTHONY J. CASELLA LIVING TRUST 86 CEDAR LANE NOBLEBORO ME 04555 Sale Date: 8/24/2018			Zone/Land Use 16 RESIDENTIAL			2012	18,000	0	0	18,000				
			Secondary Zone			2013	18,000	0	0	18,000				
						2014	18,000	0	0	18,000				
			Topography 1 Level			2015	18,000	0	0	18,000				
			1.Level	4.Below St	7.Steep	2016	18,000	0	0	18,000				
			2.Rolling	5.Low	8.Rough	2017	18,000	0	0	18,000				
			3.Above St	6.Swampy	9.	2018	18,000	0	0	18,000				
			Utilities 9 NoWater/NoSewer			2019	18,000	0	0	18,000				
			1.Public	4.Dr Well	7.Cesspool	2020	10,500	0	0	10,500				
			2.Water	5.DUG/LAKE	8.	2021	10,500	0	0	10,500				
			3.Sewer	6.Septic	9.None	2022	10,500	0	0	10,500				
			Street 9 No Street			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 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 46.PAVING/00	
			CONSERV EASE 0											
			Sale Data											
Sale Date 8/24/2018														
Price														
Sale Type 1 Land Only			Square Foot			Square Feet								
1.Land	4.Mobile	7.												
2.L & B	5.Other	8.												
3.Building	6.	9.												
Financing 9 Unknown														
1.Convent			Fract. Acre			Acreage/Sites								
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			Acres											
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			24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2											
			Total Acreage 1.00											
			WISCASSET											

# WISCASSET

Map Lot U15A-007-020

Account 2563

Location TWIN OAK ROAD

Card 1 Of 1 9/15/2022

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type <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.Defmoint 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	
					%	%		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

RICHARDSON, STEPHANIE GROHS 19 JUNIPER ROAD BRUNSWICK ME 04011			Property Data			Assessment Record										
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total						
			Tree Growth Year 0			2009	18,240	0	0	18,240						
			FARM LAND YEAR 0			2010	18,200	0	0	18,200						
			OPEN SPACE YEAR 0			2011	18,200	0	0	18,200						
B5589P252 Previous Owner RICHARDSON, JOHN G JR			Zone/Land Use 16 RESIDENTIAL			2012	18,200	0	0	18,200						
			Secondary Zone			2013	18,200	0	0	18,200						
						2014	18,200	0	0	18,200						
			Topography 1 Level			2015	18,200	0	0	18,200						
						2016	18,200	0	0	18,200						
19 JUNIPER ROAD BRUNSWICK ME 04011 Sale Date: 9/21/2020 Previous Owner LADY MARION'S TRUST			1.Level 2.Rolling 3.Above St	4.Below St 5.Low 6.Swampy	7.Steep 8.Rough 9.	2017	18,200	0	0	18,200						
			Utilities 9 NoWater/NoSewer			2018	18,200	0	0	18,200						
			1.Public 2.Water 3.Sewer	4.Dr Well 5.DUG/LAKE 6.Septic	7.Cesspool 8. 9.None	2019	18,200	0	0	18,200						
						2020	10,700	0	0	10,700						
						2021	10,700	0	0	10,700						
8 ENGLEBREKT ROAD EDGECOMB ME 04556 Sale Date: 3/19/2015			Street 9 No Street			2022	10,700	0	0	10,700						
			1.Paved 2.Semi Imp 3.Gravel			4.Proposed 5.Private 6.Pub Eas	7. 8. 9.NoStreet	Land Data								
			TREE GROWTH PLAN 0			Front Foot		Type	Effective		Influence		Influence Codes			
			CONSERV EASE 0						Frontage	Depth	Factor	Code				
			Sale Data													
Sale Date 9/21/2020			Square Foot		Square Feet				Acres							
Price																
Sale Type 1 Land Only																
Inspection Witnessed By:			1.Land 2.L & B 3.Building	4.Mobile 5.Other 6.	7. 8. 9.	16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite						31.Open Space 32.Neighborhood A 33.Topography 34.Size/Shape 35.Access 36.Restriction 37.Corner/Locatio 38.View/Environ 39.Fract Share 40.Acres 41.30.Rear 20+ 42.31.Waterfront Rea 43.32.Open Space 44.33.RestrictEsm 45.34.PASTURE 1 46.35.HORTICULTURAL- 47.36.Pasture 3 48.37.Softwood 49.38.Mixed Wood 50.39.Hardwood 51.40.Wasteland 52.41.CAMP SITE 53.42.Mobile Home Si 54.43.Condo Site 55.44.Site Improve 56.45.CAMP SITE 57.46.PAVING/00				
			Financing 9 Unknown													
			1.Convent 2.FHA/VA 3.Assumed	4.Seller 5.Private 6.Cash	7. 8. 9.Unknown											
			Validity 2 Related Parties													
			1.Valid 2.Related 3.Distress	4.Split 5.Partial 6.Exempt	7.Renovate 8.Other 9.Foreclose											
Notes: LOT #21 TWIN OAKS SUBDIVISION PLAN, 100' FRONTAGE 2009-adjusted land value base to 50% function due to access, there is not a road yet.			Verified 5 Public Record			Fract. Acre		Acreage/Sites								
			1.Buyer 2.Seller 3.Lender			4.Agent 5.Pub Rec 6.MLS	7.Family 8.Other 9.	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			1.00 1.00 0.12	25 100 100	% % %	5 0 0
WISCASSET								Total Acreage		1.12						


# WISCASSET

Map Lot U15A-007-021

Account 2564

Location TWIN OAK ROAD

Card 1 Of 1 9/15/2022

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type <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	
					%	%		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

SHERMAN, NORMAN P 49 FOX RUN ROAD WESTPORT ISLAND ME 04578			Property Data			Assessment Record							
			Neighborhood <b>108 SOUTHWEST</b>			Year	Land	Buildings	Exempt	Total			
						2009	18,140	0	0	18,140			
						2010	18,100	0	0	18,100			
						2011	18,100	0	0	18,100			
B3907P119 B4086P218 B5196P81 B5297P209			Zone/Land Use <b>16 RESIDENTIAL</b>			2012	18,100	0	0	18,100			
			Secondary Zone			2013	18,100	0	0	18,100			
						2014	18,100	0	0	18,100			
			Previous Owner CASELLA, ANTHONY J (TRUSTEE) ANTHONY J. CASELLA LIVING TRUST 86 CEDAR LANE NOBLEBORO ME 04555 Sale Date: 8/24/2018			Topography <b>1 Level</b>			2015	18,100	0	0	18,100
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2016	18,100	0	0	18,100
2017	18,100	0							0	18,100			
Utilities <b>9 NoWater/NoSewer</b>									2018	18,100	0	0	18,100
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2019	18,100	0	0	18,100
			2020	10,600	0				0	10,600			
			2021	10,600	0				0	10,600			
			Street <b>9 No Street</b>			2022	10,600	0	0	10,600			
			Inspection Witnessed By:  X  Date						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/Location 8.View/Environment 9.Fractal Share Acres 30.Rear 20+ 31.Waterfront Real Estate 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 Site 43.Condo Site 44.Site Improvement 45.CAMP SITE			
						Frontage	Depth	Factor	Code				
								%					
								%					
					%								
					%								
					%								
					%								
Square Foot  16.Regular Lot 17.Secondary Site 18.Secondary Site 19.C Condominium 20.Base Homesite			Square Feet										
					%								
					%								
					%								
					%								
					%								
					%								
					%								
Fract. Acre 21.HS Size Adj 22.Base Waterfront 23.Deep WF Size A Acres 24.Base Waterfront 25.Shallow WF Size 26.Base Waterfront 27.Influence W Site 28.Rear Land 1-10 29.Rear Land 11-2			Acreage/Sites										
			20	1.00	25	%	5						
			21	1.00	100	%	0						
			28	0.07	100	%	0						
					%								
Verified <b>5 Public Record</b> 1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.					%								
					%								
					%								
					%								
					%								
WISCASSET					Total Acreage		1.07						

**WISCASSET**

Map Lot U15A-007-022

Account 2565

Location TWIN OAK ROAD

Card 1 Of 1 9/15/2022

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type <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.Defmoint 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								
<b>Additions, Outbuildings &amp; Improvements</b>								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



SHERMAN, NORMAN P 49 FOX RUN ROAD WESTPORT ISLAND ME 04578			Property Data			Assessment Record												
			Neighborhood <b>108 SOUTHWEST</b>			Year	Land	Buildings	Exempt	Total								
						2009	18,500	0	0	18,500								
						2010	18,500	0	0	18,500								
						2011	18,500	0	0	18,500								
B3907P119 B4086P218 B5196P81 B5297P209			Zone/Land Use <b>16 RESIDENTIAL</b>			2012	18,500	0	0	18,500								
			Secondary Zone			2013	18,500	0	0	18,500								
						2014	18,500	0	0	18,500								
			Previous Owner CASELLA, ANTHONY J (TRUSTEE) ANTHONY J. CASELLA LIVING TRUST 86 CEDAR LANE NOBLEBORO ME 04555 Sale Date: 8/24/2018			Topography <b>1 Level</b>			2015	18,500	0	0	18,500					
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2016	18,500	0	0	18,500					
2017	18,500	0							0	18,500								
Utilities <b>9 NoWater/NoSewer</b>									2018	18,500	0	0	18,500					
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2019	18,500	0	0	18,500					
			2020	11,000	0				0	11,000								
			2021	11,000	0				0	11,000								
			Street <b>9 No Street</b>			2022	11,000	0	0	11,000								
			Inspection Witnessed By:			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot			Land Data									
Front Foot		Type							Effective		Influence		Influence Codes					
									Frontage	Depth	Factor	Code						
X		Date																
Notes: '20 adjust for access LOT #23 TWIN OAKS SUBDIVISION PLAN, 171.76' FRONTAGE 2009-adjusted land value base to 50% function due to access, there is not a road yet.			TREE GROWTH PLAN <b>0</b> CONSERV EASE <b>0</b> <b>Sale Data</b> Sale Date <b>8/24/2018</b> Price Sale Type <b>1 Land Only</b> 1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.			Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Frontage		Depth		Factor		Code		Acres	
Financing <b>9 Unknown</b> 1.Convent 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			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 25 % 5 21 1.00 100 % 0 28 0.25 100 % 0		%					
Verified <b>5 Public Record</b> 1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.											%							
WISCASSET											%							
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**WISCASSET**

Map Lot U15A-007-023

Account 2566

Location TWIN OAK ROAD

Card 1 Of 1 9/15/2022

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type <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								
<b>Additions, Outbuildings &amp; Improvements</b>								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

SHERMAN, NORMAN P 49 FOX RUN ROAD WESTPORT ISLAND ME 04578			Property Data			Assessment Record							
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2009	18,140	0	0	18,140			
			FARM LAND YEAR 0			2010	18,100	0	0	18,100			
B3907P119 B4086P218 B5196P81 B5297P209			OPEN SPACE YEAR 0			2011	18,100	0	0	18,100			
Previous Owner CASELLA, ANTHONY J (TRUSTEE) ANTHONY J. CASELLA LIVING TRUST 86 CEDAR LANE NOBLEBORO ME 04555 Sale Date: 8/24/2018			Zone/Land Use 16 RESIDENTIAL			2012	18,100	0	0	18,100			
			Secondary Zone			2013	18,100	0	0	18,100			
						2014	18,100	0	0	18,100			
			Topography 1 Level			2015	18,100	0	0	18,100			
			1.Level	4.Below St	7.Steep	2016	18,100	0	0	18,100			
			2.Rolling	5.Low	8.Rough	2017	18,100	0	0	18,100			
			3.Above St	6.Swampy	9.	2018	18,100	0	0	18,100			
			Utilities 9 NoWater/NoSewer			2019	18,100	0	0	18,100			
			1.Public	4.Dr Well	7.Cesspool	2020	10,600	0	0	10,600			
			2.Water	5.DUG/LAKE	8.	2021	10,600	0	0	10,600			
			3.Sewer	6.Septic	9.None	2022	10,600	0	0	10,600			
			Street 9 No Street			Land Data							
			1.Paved	4.Proposed	7.								
			2.Semi Imp	5.Private	8.								
			3.Gravel	6.Pub Eas	9.NoStreet								
			TREE GROWTH PLAN 0			Front Foot		Type	Effective		Influence		Influence Codes
			CONSERV EASE 0						Frontage	Depth	Factor	Code	
			Sale Data						11.Regular Lot			%	
			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						
			Fract. Acre		Acreage/Sites								
			21.HS Size Adj		20	1.00	25	%	5				
			22.Base Waterfron		21	1.00	100	%	0				
			23.Deep WF Size A		28	0.07	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		1.07						

**WISCASSET**

Map Lot U15A-007-024

Account 2567

Location TWIN OAK ROAD

Card 1 Of 1 9/15/2022

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type <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								
<b>Additions, Outbuildings &amp; Improvements</b>								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 U15A-007-025

Account 2568

Location TWIN OAK ROAD

Card 1 Of 1 9/15/2022

SHERMAN, NORMAN P  
10 OXHORN ROAD  
WISCASSET ME 04578

B5396P250

Previous Owner  
SANDRA ANN CASELLA  
55 BEAN STREET

TURNER ME 04282  
Sale Date: 6/20/2019

Previous Owner  
CASELLA, ANTHONY J (TRUSTEE)  
ANTHONY J. CASELLA LIVING TRUST  
86 CEDAR LANE  
NOBLEBORO ME 04555  
Sale Date: 4/12/2018

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

LOT #25 TWIN OAKS SUBDIVISION PLAN, 100.15' FRONTAGE  
2009-adjusted land value base to 50% function due to access,  
there is not a road yet.

WISCASSET

## Property Data

Neighborhood <b>108 SOUTHWEST</b>		
Tree Growth Year <b>0</b>		
FARM LAND YEAR <b>0</b>		
OPEN SPACE YEAR <b>0</b>		
Zone/Land Use <b>16 RESIDENTIAL</b>		
Secondary Zone		
Topography <b>1 Level</b>		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities <b>9 NoWater/NoSewer</b>		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street <b>9 No Street</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>6/20/2019</b>		
Price <b>10,000</b>		
Sale Type <b>1 Land Only</b>		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing <b>9 Unknown</b>		
1.Convent	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
2009	18,020	0	0	18,020
2010	18,000	0	0	18,000
2011	18,000	0	0	18,000
2012	18,000	0	0	18,000
2013	18,000	0	0	18,000
2014	18,000	0	0	18,000
2015	18,000	0	0	18,000
2016	18,000	0	0	18,000
2017	18,000	0	0	18,000
2018	18,000	0	0	18,000
2019	18,000	0	0	18,000
2020	18,000	0	0	18,000
2021	18,000	0	0	18,000
2022	18,000	0	0	18,000

## Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		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
<b>Total Acreage</b>		1.01				

## Front Foot

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

## Square Foot

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

## Fract. Acre

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

## Acres

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

## Type

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

## Square Feet

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

## Fract. Acre

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

## Acres

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

## Effective

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

## Square Feet

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

## Fract. Acre

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

## Acres

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

## Influence

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

## Square Feet

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

## Fract. Acre

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

## Acres

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

## Influence Codes

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


**WISCASSET**

Map Lot U15A-007-025

Account 2568

Location TWIN OAK ROAD

Card 1 Of 1 9/15/2022

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type <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								
<b>Additions, Outbuildings &amp; Improvements</b>								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 U15A-007-A

Account 1746

Location BATH ROAD/OLD BATH RD

Card 1 Of 1 9/15/2022

WISCASSET, INHABITANTS OF  
PUMP STATION #16  
WISCASSET ME 04578

B1962P315

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

50' FRONTAGE  
2009-MOVED TO MAP U-15A

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

### Assessment Record

Year	Land	Buildings	Exempt	Total
2009	900	0	900	0
2010	900	0	900	0
2011	900	0	900	0
2012	900	0	900	0
2013	900	0	900	0
2014	900	0	900	0
2015	900	0	900	0
2016	900	0	900	0
2017	900	0	900	0
2018	900	0	900	0
2019	900	0	900	0
2020	900	0	900	0
2021	900	0	900	0
2022	900	0	900	0

### Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.06				

**WISCASSET**

Map Lot U15A-007-A

Account 1746

Location BATH ROAD/OLD BATH RD

Card 1 Of 1 9/15/2022

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type <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			1.Owner 4.Agent 7.			2.Relative 5.Estimate 8.		
			3.Tenant 6.Other 9.					
<b>Additions, Outbuildings &amp; Improvements</b>								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 U15A-007-B-1			Account 1745	Location 565 BATH ROAD	Card 1	Of 1	9/15/2022					
SHERMAN, NORMAN P 10 OXHORN ROAD WISCASSET ME 04578				Property Data		Assessment Record						
				Neighborhood 200 U.S. RTE 1		Year	Land	Buildings	Exempt	Total		
				Tree Growth Year 0		2009	214,500	0	0	214,500		
				FARM LAND YEAR 0		2010	214,500	0	0	214,500		
				OPEN SPACE YEAR 0		2011	214,500	0	0	214,500		
B4355P278				Zone/Land Use 19 COMMERCIAL		2012	214,500	0	0	214,500		
Previous Owner COASTAL COMMONS HOLDING CO., LLC C/O NORMAN P. SHERMAN 47 FOX RUN ROAD WESTPORT ISLAND ME 04578 Sale Date: 12/13/2010				Secondary Zone		2013	190,200	0	0	190,200		
						2014	190,200	0	0	190,200		
				Topography 2 Rolling		2015	190,200	0	0	190,200		
Previous Owner CROOKER, LARRY G.  1906 HARPSWELL NECK ROAD HARPSWELL ME 04079 Sale Date: 6/26/2008				1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2016	190,200	0	0	190,200		
						2017	190,200	0	0	190,200		
				Utilities 9 NoWater/NoSewer		2018	190,200	0	0	190,200		
				1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2019	190,200	0	0	190,200		
						2020	190,200	0	0	190,200		
				Street 1 Paved		2021	190,200	0	0	190,200		
				1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet		2022	190,200	0	0	190,200		
				TREE GROWTH PLAN 0		Land Data						
				CONSERV EASE 0		Front Foot		Type	Effective		Influence	
Inspection Witnessed By:				11.Regular Lot		Frontage	Depth	Factor	Code	1.Open Space		
				12.Delta Triangle				%		2.Neighborhood A		
				13.Nabla Triangle				%		3.Topography		
				14.Rear Land				%		4.Size/Shape		
X				15.Front Foot				%		5.Access		
								%		6.Restriction		
								%		7.Corner/Locatio		
								%		8.View/Environ		
Date								%		9.Fract Share		
				Sale Type 1 Land Only		Square Feet				%		Acres
				1.Land 4.Mobile 7.				%		30.Rear 20+		
				2.L & B 5.Other 8.				%		31.Waterfront Rea		
No./Date				3.Building 6. 9.				%		32.Open Space		
				Financing 9 Unknown				%		33.RestrictEsm		
				1.Convent 4.Seller 7.				%		34.PASTURE 1		
				2.FHA/VA 5.Private 8.				%		35.HORTICULTURAL-		
Notes:				3.Assumed 6.Cash 9.Unknown				%		36.Pasture 3		
				Validity 3 Distressed Sale		Fract. Acre		Acreege/Sites				37.Softwood
				1.Valid 4.Split 7.Renovate		21.HS Size Adj	47	1.00	70	%	3	38.Mixed Wood
				2.Related 5.Partial 8.Other		22.Base Waterfron	48	1.00	100	%	0	39.Hardwood
2005-SOLD 10 ACRES TO KEVIN GAGNON 2007-Sold 10 acres to Coastal Commons LLC for \$550,000. 04/12/08-Tyler adjusted land to 70% due to topography and also adjusted commercial acres. 2009-Previous owner: Kevin Gagnon BK1414 Pg268 then Coastal Commons who sold 2 acres to Lady Marion's Trust and all the business buildings were added, keeping 8 acres. Now map U-15A. Now 1016.25' frontage. Sold to Norman P. Sherman at auction. WISCASSET				3.Distress 6.Exempt 9.Foreclose		23.Deep WF Size A	50	4.90	100	%	0	40.Wasteland
				Verified 5 Public Record		Acres	21	1.00	100	%	0	41.CAMP SITE
				1.Buyer 4.Agent 7.Family		24.Base Waterfron	28	1.10	100	%	0	42.Mobile Home Si
				2.Seller 5.Pub Rec 8.Other		25.Shallow WF Siz			%			43.Condo Site
Wiscasset changed June 2012 to part residential on this lot. Adjusted record to reflect the different uses allowed and				3.Lender 6.MLS 9.		26.Base Water Inf			%			44.Site Improve
						27.Influence W Si			%			45.CAMP SITE
						28.Rear Land 1-10	Total Acreage 8.00					46.PAVING/00
						29.Rear Land 11-2						

**WISCASSET**

Map Lot U15A-007-B-1

Account 1745

Location 565 BATH ROAD

Card 1 Of 1 9/15/2022

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type <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>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>		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected								
<b>Additions, Outbuildings &amp; Improvements</b>								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 U15A-007-B-1-1			Account 1971			Location 506 OLD BATH ROAD			Card 1 Of 3			9/15/2022						
GROVEST 101, LLC 53 CHURCH STREET DAMRISCOTTA ME 04543						Property Data			Assessment Record									
						Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total					
						Tree Growth Year 0			2009	300,000	313,670	0	613,670					
						FARM LAND YEAR 0			2010	165,000	313,700	0	478,700					
						OPEN SPACE YEAR 0			2011	165,000	313,700	0	478,700					
B3907P119 B5501P178						Zone/Land Use 19 COMMERCIAL			2012	165,000	313,700	0	478,700					
Previous Owner SHERMAN, NORMAN P 49 FOX RUN ROAD						Secondary Zone			2013	165,000	313,700	0	478,700					
									2014	165,000	313,700	0	478,700					
WESTPORT ISLAND ME 04578 Sale Date: 3/16/2020						Topography 2 Rolling			2015	165,000	313,700	0	478,700					
Previous Owner MECAP, LLC. 84 MIDDLE STREET						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2016	165,000	313,700	0	478,700					
									2017	165,000	313,700	0	478,700					
						Utilities 1 All Public			2018	165,000	313,700	0	478,700					
									2019	165,000	313,700	0	478,700					
PORTLAND ME 04101 Sale Date: 8/23/2018						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	165,000	313,700	0	478,700					
									2021	163,700	291,900	0	455,600					
Previous Owner CASELLA, ANTHONY J (TRUSTEE) ANTHONY J. CASELLA LIVING TRUST 86 CEDAR LANE NOBLEBORO ME 04555 Sale Date: 8/22/2018						Street 1 Paved			2022	163,700	331,100	0	494,800					
Inspection Witnessed By:						TREE GROWTH PLAN 0			Land Data									
						CONSERV EASE 0												
						Sale Data			Front Foot									
						Sale Date 3/16/2020								Type				
						Price 307,500												
Sale Type 2 Land & Buildings			Influence															
1.Land 4.Mobile 7.								Factor										
2.L & B 5.Other 8.			Code															
3.Building 6. 9.								Influence Codes										
Financing 9 Unknown			1.Open Space															
1.Convent 4.Seller 7.								2.Neighborhood A										
2.FHA/VA 5.Private 8.			3.Topography															
3.Assumed 6.Cash 9.Unknown								4.Size/Shape										
Validity 1 Arms Length Sale			5.Access															
1.Valid 4.Split 7.Renovate								6.Restriction										
2.Related 5.Partial 8.Other			7.Corner/Locatio															
3.Distress 6.Exempt 9.Foreclose								8.View/Environ										
Verified 5 Public Record			9.Fract Share															
1.Buyer 4.Agent 7.Family								Acres										
2.Seller 5.Pub Rec 8.Other			30.Rear 20+															
3.Lender 6.MLS 9.								31.Waterfront Rea										
			32.Open Space															
								33.RestrictEsm										
			34.PASTURE 1															
								35.HORTICULTURAL-										
			36.Pasture 3															
								37.Softwood										
			38.Mixed Wood															
								39.Hardwood										
			40.Wasteland															
								41.CAMP SITE										
			42.Mobile Home Si															
								43.Condo Site										
			44.Site Improve															
								45.CAMP SITE										
			46.PAVING/00															


# WISCASSET

Map Lot U15A-007-B-1-1

Account 1971

Location 506 OLD BATH ROAD

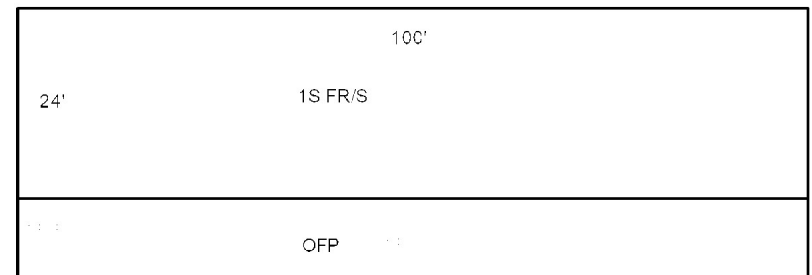
Card 1 Of 3 9/15/2022

Building Style	SF Bsmt Living	Layout	SHED
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade	1.Typical 4. 7.	16X24
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	SHED
Dwelling Units	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.	15X15
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>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 12/05/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
220 STORE	2009	2400	2 100	5	0 %	100 %		1.ONE STORY FRAM
235 SELF SERVE	2009	2009	3 100	6	0 %	100 %		2.TWO STORY FRAM
21 Open Frame	2009	600	3 100	4	0 %	100 %		3.THREE STORY FR
24 Frame Shed	2009	225	3 100	4	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	2009	651	3 100	4	0 %	100 %		5.1 & 3/4 STORY
24 Frame Shed	2009	225	3 105	4	0 %	100 %		6.2 & 1/2 STORY
24 Frame Shed	2009	384	3 105	4	0 %	100 %		21.Open Frame Por
24 Frame Shed	2009	60	3 100	4	0 %	100 %		22.Encl Frame Por
24 Frame Shed	2009	160	3 100	4	0 %	100 %		23.Frame Garage
					%	%		24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic



Map Lot U15A-007-B-1-1

Account 1971

Location 506 OLD BATH ROAD

Card 2 Of 3 9/15/2022

GROVEST 101, LLC  
53 CHURCH STREET  
DAMRISCOTTA ME 04543

B3907P119 B5501P178

Previous Owner  
SHERMAN, NORMAN P  
49 FOX RUN ROAD

WESTPORT ISLAND ME 04578  
Sale Date: 3/16/2020

Previous Owner  
MECAP, LLC.  
84 MIDDLE STREET

PORTLAND ME 04101  
Sale Date: 8/23/2018

Previous Owner  
CASELLA, ANTHONY J (TRUSTEE)  
ANTHONY J. CASELLA LIVING TRUST  
86 CEDAR LANE  
NOBLEBORO ME 04555  
Sale Date: 8/22/2018

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

**Property Data**

Neighborhood	200 U.S. RTE 1		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	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	3/16/2020		
Price	307,500		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.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
2009	0	6,130	0	6,130
2010	0	6,100	0	6,100
2011	0	6,100	0	6,100
2012	0	9,900	0	9,900
2013	0	9,900	0	9,900
2014	0	9,900	0	9,900
2015	0	9,900	0	9,900
2016	0	9,900	0	9,900
2017	0	9,900	0	9,900
2018	0	9,900	0	9,900
2019	0	9,900	0	9,900
2020	0	9,900	0	9,900
2021	0	31,900	0	31,900
2022	0	31,900	0	31,900

**Land Data**

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		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
<b>Total Acreage</b>		0.00				

**Front Foot**

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

**Square Foot**

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

**Fract. Acre**

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

**Acres**

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

**Type****Effective****Frontage****Depth****Influence****Factor****Code****Influence Codes****Acres****Square Feet****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres**


# WISCASSET

Map Lot U15A-007-B-1-1

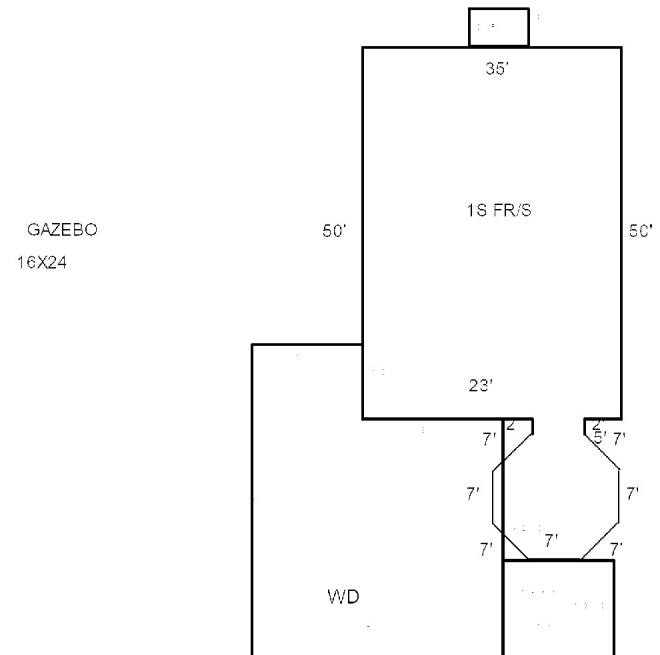
Account 1971

Location 506 OLD BATH ROAD

Card 2 Of 3 9/15/2022

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

Date Inspected 12/05/2006



<b>Additions, Outbuildings &amp; Improvements</b>								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
24 Frame Shed	2009	200	3 100	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	2020	1238	4 100	4	0 %	100 %		4.1 & 1/2 STORY
1 ONE STORY	2009	195	2 100	4	0 %	100 %		5.1 & 3/4 STORY
21 Open Frame	2020	40	2 100	4	0 %	100 %		6.2 & 1/2 STORY
24 Frame Shed	2009	49	3 100	4	0 %	100 %		21.Open Frame Por
24 Frame Shed	2009	48	3 100	4	0 %	100 %		22.Encl Frame Por
24 Frame Shed	2009	64	3 100	4	0 %	100 %		23.Frame Garage
24 Frame Shed	2009	120	3 100	4	0 %	100 %		24.Frame Shed
24 Frame Shed	2009	240	3 100	4	0 %	100 %		25.Frame Bay Wind
68 Wood Deck	2011	392	3 100	4	0 %	100 %		26.1Sfr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic

Map Lot U15A-007-B-1-1

Account 1971

Location 506 OLD BATH ROAD

Card 3 Of 3 9/15/2022

GROVEST 101, LLC  
53 CHURCH STREET  
DAMRISCOTTA ME 04543

B3907P119 B5501P178

Previous Owner  
SHERMAN, NORMAN P  
49 FOX RUN ROAD

WESTPORT ISLAND ME 04578  
Sale Date: 3/16/2020

Previous Owner  
MECAP, LLC.  
84 MIDDLE STREET

PORTLAND ME 04101  
Sale Date: 8/23/2018

Previous Owner  
CASELLA, ANTHONY J (TRUSTEE)  
ANTHONY J. CASELLA LIVING TRUST  
86 CEDAR LANE  
NOBLEBORO ME 04555  
Sale Date: 8/22/2018

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

**Property Data**

Neighborhood	200 U.S. RTE 1		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	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	3/16/2020		
Price	307,500		
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
2014	0	29,300	0	29,300
2015	0	29,300	0	29,300
2016	0	29,300	0	29,300
2017	0	30,900	0	30,900
2018	0	30,900	0	30,900
2019	0	30,900	0	30,900
2020	0	30,900	0	30,900
2021	0	78,600	0	78,600
2022	0	78,600	0	78,600

**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		0.00		

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22.Base Waterfron  
23.Deep WF Size A

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**WISCASSET**

Map Lot U15A-007-B-1-1

Account 1971

Location 506 OLD BATH ROAD

Card 3

Of 3

9/15/2022

Building Style	SF Bsmt Living	Layout
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <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 12/05/2006

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	2013	1124	3 100	6	0 %	100 %		1.ONE STORY FRAM
21 Open Frame	2013	175	3 100	4	0 %	100 %		2.TWO STORY FRAM
77 1.50 ST	0				%	%	6,000	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

CLASSIC CAR BARN

