

WOODARD, JAMES P
MURRAY, DAWN W
3 HICKORY DRIVE
WISCASSET ME 04578

B5493P150

Previous Owner
BRAWN, CHARLES W J/T
BRAWN, DEBORAH J

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

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

7/18/22 NAH ADD SHED

2009-LOT #1 TWIN OAKS SUBDIVISION PLAN, 494.94'
FRONTAGE.

2011-Previous Owner: Lady Marion's Trust BK4034 PG148
bought 7/31/08.

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			

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	33,000	107,800	0	140,800
2012	33,000	107,800	16,000	124,800
2013	33,000	107,800	16,000	124,800
2014	33,000	107,800	16,000	124,800
2015	33,000	107,800	16,000	124,800
2016	33,000	107,800	21,000	119,800
2017	33,000	107,800	26,000	114,800
2018	33,000	107,800	26,000	114,800
2019	33,000	107,800	26,000	114,800
2020	33,000	107,800	6,000	134,800
2021	33,000	107,800	6,000	134,800
2022	33,000	108,300	29,760	111,540
2023	41,300	135,400	31,000	145,700
2024	41,300	135,400	31,000	145,700

Land Data

[illegible]

WISCASSET

Map Lot U15A-007-001


Account 2544

Location 3 HICKORY DRIVE

Card 1

Of 1

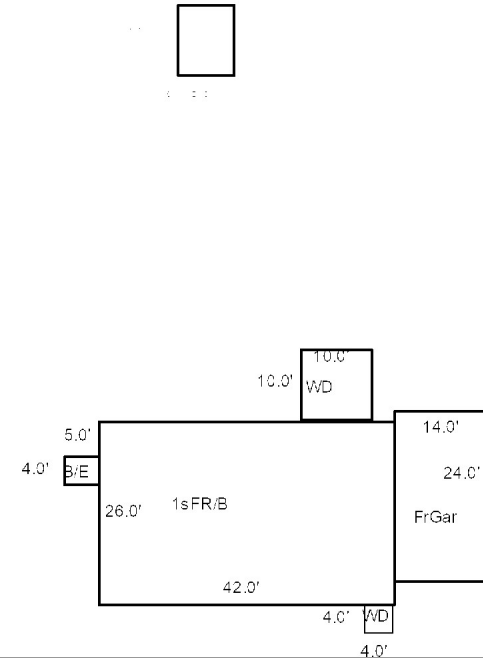
9/25/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1092
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 2009	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 4 Unoccupied
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/01/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	2009	336	3 100	4	0 %	100 %		1.ONE STORY FRAM
90 BSMT ENTRY.....	2009	20	3 100	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	2009	16	3 100	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	2009	100	3 100	4	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	2021	80	3 100	4	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



GRONDIN, RICHARD J/T GRONDIN, JOAN WISCASSET ME 04578			Property Data			Assessment Record					
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2011	33,000	0	0	33,000	
			FARM LAND YEAR 0			2012	33,000	0	0	33,000	
			OPEN SPACE YEAR 0			2013	33,000	0	0	33,000	
B4716P183 Previous Owner LADY MARION'S TRUST 8 ENGLEBREKT ROAD EDGECOMB ME 04556 Sale Date: 9/26/2013			Zone/Land Use 16 RESIDENTIAL			2014	33,000	0	0	33,000	
			Secondary Zone			2015	33,000	0	0	33,000	
			Topography 1 Level			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	
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2019	33,000	153,500	20,000	166,500	
			Utilities 4 Drilled Well 6 Septic System			2020	33,000	153,500	25,000	161,500	
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	33,000	153,500	25,000	161,500	
						2022	33,000	153,500	24,000	162,500	
						2023	41,300	191,800	25,000	208,100	
			Street 3 Gravel			2024	41,300	191,800	25,000	208,100	
			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								
			Sale Date 9/26/2013								
			Price 25,000								
			Sale Type 1 Land Only								
			1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.								
X <div>Date</div>			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								
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.			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.								
WISCASSET											

Front Foot		Type	Effective		Influence		Influence Codes	
			Frontage	Depth	Factor	Code		
					%			
					%			
					%			
Square Foot			Square Feet				Acres	
					%			
					%			
					%			
					%			
Fract. Acre			Acreage/Sites					
			20	1.00	100	%		0
			21	1.00	100	%		0
					%			
					%			
Total Acreage			1.00					

WISCASSET

Map Lot U15A-007-002

Account 2545

Location 5 HICKORY DRIVE

Card 1

Of 1

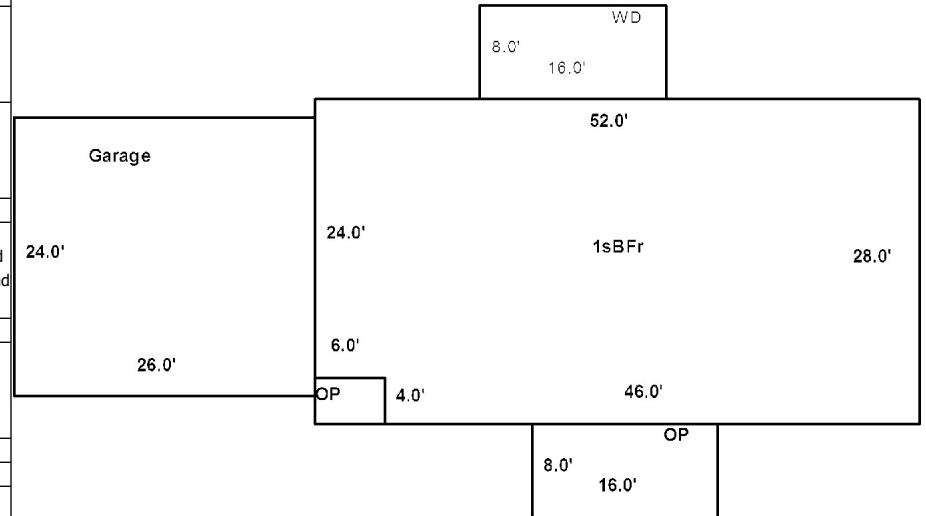
9/25/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1432
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 2015	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 0
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	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		9/25/2024	
BENNER, DYLAN J BALDWIN, KELLY A 15 HICKORY DRIVE WISCASSET ME 04578					Property Data			Assessment Record						
					Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
					Tree Growth Year 0			2011	33,000	0	0	33,000		
					FARM LAND YEAR 0			2012	33,000	85,800	0	118,800		
					OPEN SPACE YEAR 0			2013	33,000	85,800	0	118,800		
B5449P143					Zone/Land Use 16 RESIDENTIAL			2014	33,000	85,800	0	118,800		
Previous Owner ALEXANDER, BRITTNEY J J/T DUNNING, SAMANTHA A					Secondary Zone			2015	33,000	85,800	0	118,800		
					2016			33,000	85,800	0	118,800			
WISCASSET ME 04578					Topography 1 Level			2017	33,000	85,800	0	118,800		
Sale Date: 10/25/2019					2018			33,000	85,800	0	118,800			
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.			2019	33,000	85,800	20,000	98,800		
					Utilities 4 Drilled Well 6 Septic System			2020	33,000	85,800	0	118,800		
8 ENGLEBREKT ROAD EDGECOMB ME 04556 Sale Date: 2/11/2014					1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	33,000	85,800	25,000	93,800		
					2022			33,000	85,800	24,000	94,800			
					Street 3 Gravel			2023	41,300	107,200	25,000	123,500		
					2024			41,300	107,200	25,000	123,500			
Inspection Witnessed By:					Land Data									
					Front Foot		Type	Effective		Influence		Influence Codes		
11.Regular Lot			Frontage	Depth	Factor	Code								
12.Delta Triangle					%	1.Open Space								
13.Nabla Triangle					%	2.Neighborhood A								
14.Rear Land					%	3.Topography								
15.Front Foot					%	4.Size/Shape								
					%	5.Access								
					%	6.Restriction								
					%	7.Corner/Locatio								
					%	8.View/Environ								
					%	9.Fract Share								
					%	Acres								
					%	30.Rear 20+								
					%	31.Waterfront Rea								
					%	32.Open Space								
					%	33.RestrictEsm								
					%	34.PASTURE 1								
					%	35.HORTICULTURAL-								
					%	36.Pasture 3								
					%	37.Softwood								
					%	38.Mixed Wood								
					%	39.Hardwood								
					%	40.Wasteland								
					%	41.CAMP SITE								
					%	42.Mobile Home Si								
					%	43.Condo Site								
					%	44.Site Improve								
					%	45.CAMP SITE								
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WISCASSET

Map Lot U15A-007-003

Account 2546

Location 15 HICKORY DRIVE

Card 1 Of 1 9/25/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1092
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 2011	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 6 Other
		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		9/25/2024		
WELLBORN, MARK B WELBORN, KIMBERLY A WISCASSET ME 04578					Property Data			Assessment Record					
					Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total	
					Tree Growth Year 0			2011	33,800	124,800	0	158,600	
					FARM LAND YEAR 0			2012	33,800	127,100	10,000	150,900	
					OPEN SPACE YEAR 0			2013	33,800	127,100	10,000	150,900	
B4328P1 B5789P80					Zone/Land Use 16 RESIDENTIAL			2014	33,800	127,100	10,000	150,900	
Previous Owner CALARESE-ERKKINEN, BONNIE J.					Secondary Zone			2015	33,800	127,100	10,000	150,900	
					Topography 1 Level			2016	33,800	127,100	15,000	145,900	
PO BOX 436 GREENVILLE JUNCTION ME 04442 Sale Date: 10/08/2010					1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	33,800	127,100	20,000	140,900	
Previous Owner LADY MARION'S TRUST C/O BONNIE J. CALARESE ERKKINEN PO BOX 436 GREENVILLE JUNCTION ME 04442 Sale Date: 4/13/2009					Utilities 4 Drilled Well 6 Septic System			2018	33,800	127,100	20,000	140,900	
					1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2019	33,800	127,100	20,000	140,900	
Inspection Witnessed By:					Street 3 Gravel			2020	33,800	127,100	25,000	135,900	
					1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2021	33,800	127,100	25,000	135,900	
					TREE GROWTH PLAN 0			2022	33,800	127,100	24,000	136,900	
					CONSERV EASE 0			2023	42,200	158,900	25,000	176,100	
					Sale Date 10/08/2010			2024	42,200	158,900	25,000	176,100	
X													

WISCASSET

Map Lot U15A-007-004

Account 2547

Location 19 HICKORY DRIVE

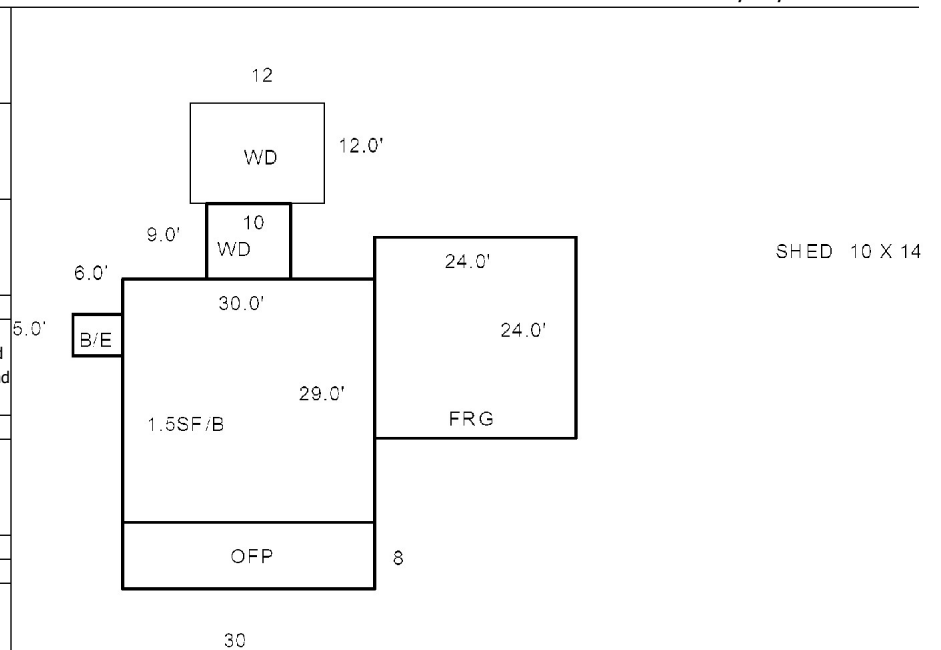
Card 1 Of 1 9/25/2024

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 870
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 2009	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 0
		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		9/25/2024	
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			Property Data			Assessment Record								
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total				
			Tree Growth Year 0			2011	33,800	0	0	33,800				
			FARM LAND YEAR 0			2012	33,800	0	0	33,800				
			OPEN SPACE YEAR 0			2013	33,800	0	0	33,800				
Inspection Witnessed By:			Zone/Land Use 16 RESIDENTIAL			2014	33,800	0	0	33,800				
			Secondary Zone			2015	33,800	0	0	33,800				
			Topography 1 Level			2016	33,800	0	0	33,800				
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	33,800	0	0	33,800				
			Utilities 4 Drilled Well 6 Septic System			2018	33,800	0	0	33,800				
X			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2019	33,800	0	0	33,800				
			Street 3 Gravel			2020	33,800	0	0	33,800				
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2021	33,800	111,200	0	145,000				
			TREE GROWTH PLAN 0 CONSERV EASE 0			2022	33,800	111,200	0	145,000				
			Sale Data			2023	42,300	139,000	0	181,300				
No./Date			Sale Date 11/11/2019			2024	42,300	139,000	0	181,300				
			Price 223,500			Land Data								
			Sale Type 2 Land & Buildings			Front Foot		Type	Effective		Influence		Influence Codes	
			1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.						Frontage	Depth	Factor	Code		
			Financing 9 Unknown			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot					%			
1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			Square Foot			Square Feet								
Notes: '21 W/ Mr. add new house(missed in SPW). Supplement LOT #5 TWIN OAKS SUBDIVISION PLAN, 274.9' FRONTAGE			Validity 1 Arms Length Sale			16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite								
			1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose			Fract. Acre			Acreage/Sites					
			Verified 5 Public Record			21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		20		1.00	100	%	0	
			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			Acres		21		1.00	100	%	0	
						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		28		0.40	100	%	0	
									%					
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Map Lot U15A-007-005

Account 2548

Location 21 HICKORY DRIVE

Card 1

Of 1

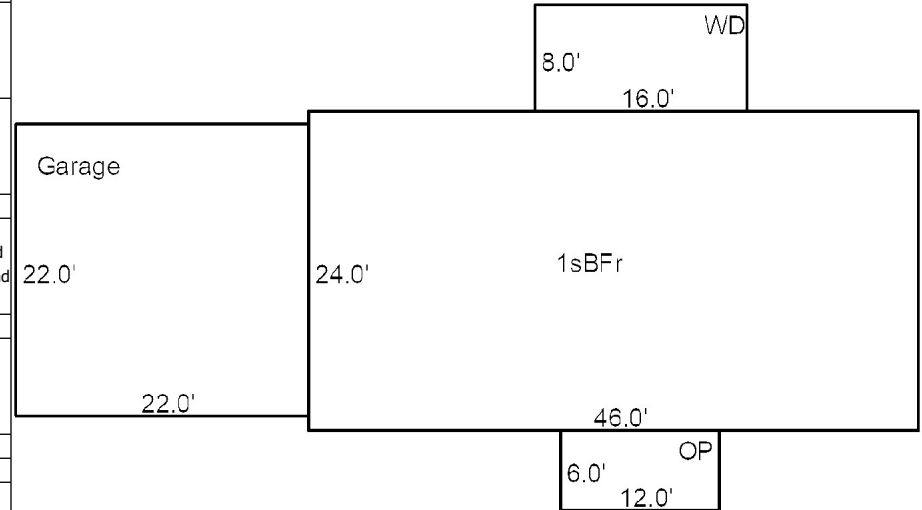
9/25/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 3 Heat Pump	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1104
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 3	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 1	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 2019	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 0
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	0	484	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 Open Frame	0	72	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	0	128	0 0	0	0 %	0 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot		U15A-007-006		Account	2549	Location		HICKORY DRIVE		Card	1	Of	1	9/25/2024					
RICHARDSON, STEPHANIE GROHS 33 OLD MAST ROAD PORTLAND ME 04102-1935 B5589P252						Property Data		Assessment Record											
						Neighborhood		108 SOUTHWEST		Year	Land		Buildings		Exempt	Total			
						Tree Growth Year		0		2011	18,500		0		0	18,500			
						FARM LAND YEAR		0		2012	18,500		0		0	18,500			
						OPEN SPACE YEAR		0		2013	18,500		0		0	18,500			
Previous Owner RICHARDSON, JOHN G JR 19 JUNIPER ROAD BRUNSWICK ME 04011 Sale Date: 9/21/2020						Zone/Land Use		16 RESIDENTIAL		2014	18,500		0		0	18,500			
						Secondary Zone				2015	18,500		0		0	18,500			
										2016	18,500		0		0	18,500			
Previous Owner LADY MARION'S TRUST 8 ENGLEBREKT ROAD EDGECOMB ME 04556 Sale Date: 3/19/2015						Topography		1 Level		2017	18,500		0		0	18,500			
						1.Level		4.Below St		7.Steep		2018	18,500		0		0	18,500	
						2.Rolling		5.Low		8.Rough		2019	18,500		0		0	18,500	
						3.Above St		6.Swampy		9.		2020	11,000		0		0	11,000	
						Utilities		9		NoWater/NoSewer		2021	11,000		0		0	11,000	
						1.Public		4.Dr Well		7.Cesspool		2022	11,000		0		0	11,000	
						2.Water		5.DUG/LAKE		8.		2023	13,800		0		0	13,800	
						3.Sewer		6.Septic		9.None		2024	13,800		0		0	13,800	
						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									
Inspection Witnessed By: 																			

WISCASSET

Map Lot U15A-007-006

Account 2549

Location HICKORY DRIVE

Card 1 Of 1 9/25/2024

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

Map Lot U15A-007-007			Account 2550			Location HICKORY DRIVE			Card 1		Of 1		9/25/2024		
RICHARDSON, STEPHANIE GROHS 33 OLD MAST ROAD PORTLAND ME 04102-1935						Property Data			Assessment Record						
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	18,200	0	0	18,200		
						FARM LAND YEAR 0			2012	18,200	0	0	18,200		
						OPEN SPACE YEAR 0			2013	18,200	0	0	18,200		
B5589P252						Zone/Land Use 16 RESIDENTIAL			2014	18,200	0	0	18,200		
Previous Owner RICHARDSON, JOHN G JR						Secondary Zone			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						Topography 1 Level			2017	18,200	0	0	18,200		
Previous Owner LADY MARION'S TRUST						1.Level 4.Below St 7.Steep			2018	18,200	0	0	18,200		
						2.Rolling 5.Low 8.Rough			2019	18,200	0	0	18,200		
8 ENGLEBREKT ROAD EDGECOMB ME 04556 Sale Date: 3/19/2015						3.Above St 6.Swampy 9.			2020	10,700	0	0	10,700		
						Utilities 9 NoWater/NoSewer			2021	10,700	0	0	10,700		
						1.Public 4.Dr Well 7.Cesspool			2022	10,700	0	0	10,700		
						2.Water 5.DUG/LAKE 8.			2023	13,400	0	0	13,400		
						3.Sewer 6.Septic 9.None			2024	13,400	0	0	13,400		
						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									
Inspection Witnessed By:						CONSERV EASE 0									
						Sale Data									
X															

WISCASSET

Map Lot U15A-007-007

Account 2550

Location HICKORY DRIVE

Card 1 Of 1 9/25/2024

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6. 9.		
3.Wet	6.	9.				Information Code 0		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected								
Additions, Outbuildings & Improvements								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			9/25/2024								
JUNKERT, THOMAS EDWARD JUNKERT, JANE ELIZABETH 18 HICKORY DR WISCASSET ME 04578 USA B5267P108 B5398P24 B5445P1						Property Data			Assessment Record											
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total							
						Tree Growth Year 0			2011	33,300	0	0	33,300							
						FARM LAND YEAR 0			2012	33,300	0	0	33,300							
						OPEN SPACE YEAR 0			2013	33,300	0	0	33,300							
Previous Owner VICKREY, MATHEW 35 EAST SHORE DRIVE						Zone/Land Use 16 RESIDENTIAL			2014	33,300	0	0	33,300							
						Secondary Zone			2015	33,300	0	0	33,300							
									2016	33,300	0	0	33,300							
						WESTPORT ISLAND ME 04578 Sale Date: 6/19/2019						Topography 2 Rolling			2017	33,300	0	0	33,300	
1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	33,300	0							0	33,300							
Previous Owner CASELLA, ANTHONY J (TRUSTEE) ANTHONY J. CASELLA LIVING TRUST 86 CEDAR LANE NOBLEBORO ME 04555 Sale Date: 6/05/2018						Utilities 4 Drilled Well 6 Septic System			2019	33,300	95,700	0	129,000							
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	33,300	147,200	0	180,500							
									2021	33,300	147,700	25,000	156,000							
						Street 3 Gravel 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	33,300	147,700	24,000	157,000							
									2023	41,700	184,600	25,000	201,300							
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2024	41,700	184,600	25,000	201,300							
									Land Data											
						Inspection Witnessed By:						Front Foot		Type	Effective		Influence		Influence Codes	
															Frontage	Depth	Factor	Code		
						X						11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot							1.Open Space	
					2.Neighborhood A															
Date													3.Topography							
													4.Size/Shape							
No./Date													5.Access							
													6.Restriction							
Description													7.Corner/Locatio							
													8.View/Environ							
Date Insp.													9.Fract Share							
													Acres							
								Square Feet				30.Rear 20+								
												31.Waterfront Rea								
													32.Open Space							
													33.RestrictEsm							
													34.PASTURE 1							
													35.HORTICULTURAL-							
Notes:													36.Pasture 3							
													37.Softwood							
6/9/21 ADD SHED								20	1.00	100	%	0	38.Mixed Wood							
								21	1.00	100	%	0	39.Hardwood							
5/15/20 CALL HOUSE COMP +MVR								28	0.16	100	%	0	40.Wasteland							
													41.CAMP SITE							
'19 New hse & LI													42.Mobile Home Si							
													43.Condo Site							
LOT #8 TWIN OAKS SUBDIVISION PLAN, 276.9' FRONTAGE													44.Site Improve							
													45.CAMP SITE							
WISCASSET								Total Acreage		1.16			46.PAVING/00							

WISCASSET

WISCASSET

Map Lot U15A-007-008


Account 2551

Location 18 HICKORY DRIVE

Card 1

Of 1

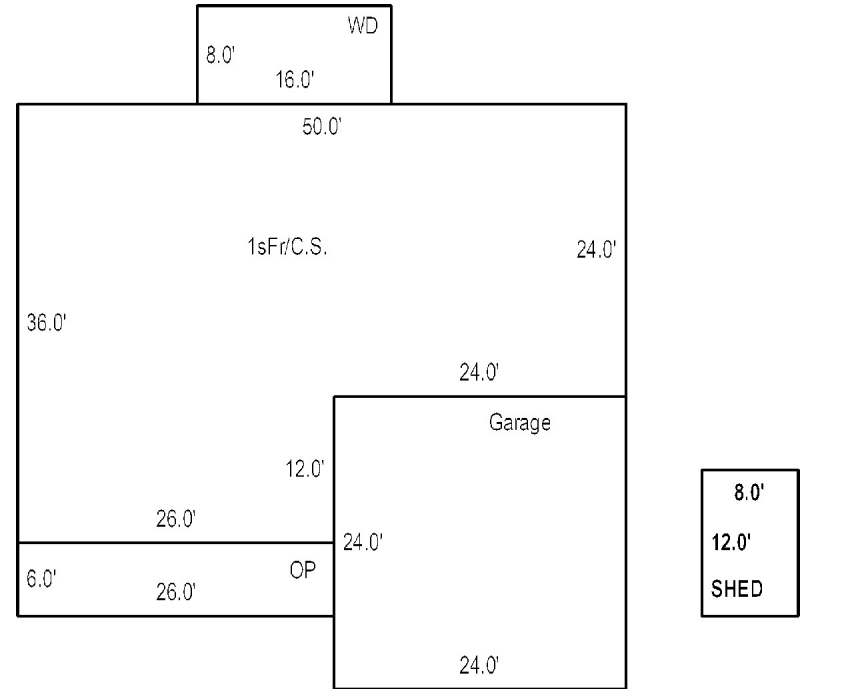
9/25/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 3 Heat Pump	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1512
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 2018	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 1	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 5 Crawl Space		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 0
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected

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



CAMPBELL, JOHN W
CAMPBELL, KRISTA A
16 HICKORY DRIVE
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
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
2023	42,000	167,200	25,000	184,200
2024	42,000	167,200	25,000	184,200

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
Square Foot		Square Feet				Acres
16.Regular Lot				%		30.Rear 20+
17.Secondary Site				%		31.Waterfront Rea
18.Secondary Site				%		32.Open Space
19.Condominium				%		33.RestrictEsm
20.Base Homesite				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
Fract. Acre		Acreage/Sites				37.Softwood
21.HS Size Adj	20	1.00	100	%	0	38.Mixed Wood
22.Base Waterfron	21	1.00	100	%	0	39.Hardwood
23.Deep WF Size A	28	0.29	100	%	0	40.Wasteland
Acres				%		41.CAMP SITE
24.Base Waterfron				%		42.Mobile Home Si
25.Shallow WF Siz				%		43.Condo Site
26.Base Water Inf				%		44.Site Improve
27.Influence W Si				%		45.CAMP SITE
28.Rear Land 1-10						
29.Rear Land 11-2						
		Total Acreage		1.29		

WISCASSET

Map Lot U15A-007-009

Account 2552

Location 16 HICKORY DRIVE

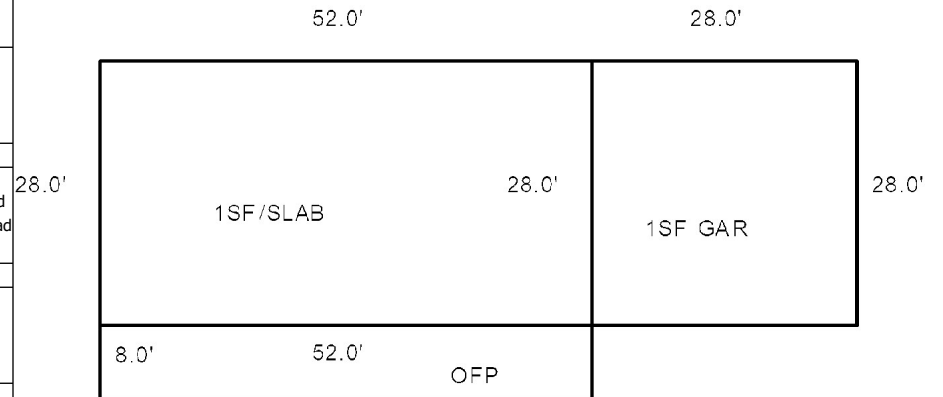
Card 1 Of 1 9/25/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1456
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 2012	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 0
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	2012	784	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



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															
						2011	33,000	0	0	33,000															
						2012	33,000	0	0	33,000															
						2013	33,000	0	0	33,000															
B4034P148 B4972P149			Zone/Land Use 16 RESIDENTIAL			2014	33,000	0	0	33,000															
Previous Owner LADY MARION'S TRUST			Secondary Zone			2015	33,000	0	0	33,000															
						2016	33,000	148,700	0	181,700															
8 ENGLEBREKT ROAD EDGECOMB ME 04556 Sale Date: 1/22/2016			Topography 1 Level			2017	33,000	158,700	20,000	171,700															
						2018	33,000	158,700	20,000	171,700															
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2019	33,000	160,700	20,000	173,700															
						2020	33,000	160,700	25,000	168,700															
			Utilities 4 Drilled Well 6 Septic System			2021	33,000	160,700	25,000	168,700															
						2022	33,000	160,700	24,000	169,700															
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2023	41,300	200,800	25,000	217,100															
						2024	41,300	200,800	25,000	217,100															
			Inspection Witnessed By: <div>X<div>Date</div></div> <table><tr><td>No./Date</td><td>Description</td><td>Date Insp.</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>			No./Date	Description	Date Insp.										Land Data							
						No./Date	Description	Date Insp.																	
Front Foot		Type				Effective		Influence		Influence Codes															
						Frontage	Depth	Factor	Code																
						11.Regular Lot			%		1.Open Space														
						12.Delta Triangle			%		2.Neighborhood A														
						13.Nabla Triangle			%		3.Topography														
			14.Rear Land			%	4.Size/Shape																		
			15.Front Foot			%	5.Access																		
						%	6.Restriction																		
Square Foot			Square Feet				7.Corner/Locatio																		
					%		8.View/Environ																		
					%		9.Fract Share																		
					%		Acres																		
					%		30.Rear 20+																		
					%		31.Waterfront Rea																		
					%		32.Open Space																		
					%		33.RestrictEsm																		
Fract. Acre			Acreage/Sites				34.PASTURE 1																		
			20	1.00	100	%	0	35.HORTICULTURAL-																	
			21	1.00	100	%	0	36.Pasture 3																	
			28	0.01	100	%	0	37.Softwood																	
						%		38.Mixed Wood																	
						%		39.Hardwood																	
						%		40.Wasteland																	
						%		41.CAMP SITE																	
Total Acreage 1.01							42.Mobile Home Si																		
							43.Condo Site																		
							44.Site Improve																		
							45.CAMP SITE																		
							46.PAVING/00																		

WISCASSET

WISCASSET

Map Lot U15A-007-010

Account 2553

Location 14 HICKORY DRIVE

Card 1

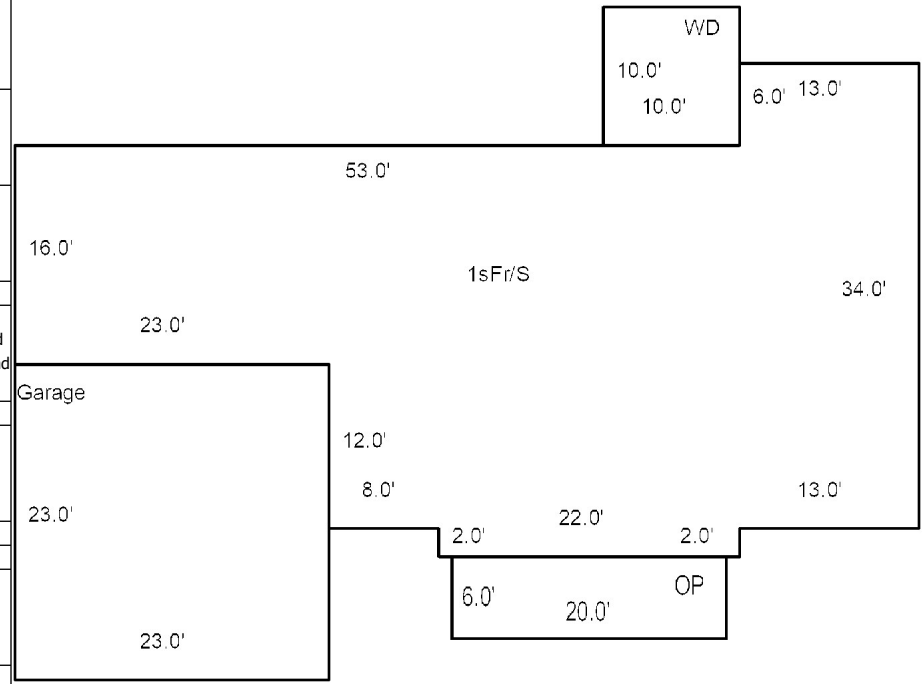
Of 1

9/25/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1694
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 2016	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 1	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 0
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Date Inspected



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

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																																																																																																																																																																																																																																																																																																																														
						2020	0	12,900	0	12,900																																																																																																																																																																																																																																																																																																																														
						2021	0	12,900	0	12,900																																																																																																																																																																																																																																																																																																																														
						2022	0	12,900	0	12,900																																																																																																																																																																																																																																																																																																																														
			Zone/Land Use 16 RESIDENTIAL			2023	0	12,900	0	12,900																																																																																																																																																																																																																																																																																																																														
			Secondary Zone			2024	0	12,900	0	12,900																																																																																																																																																																																																																																																																																																																														
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			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			<div>Land Data</div> <table><tr><td rowspan="8">Front Foot</td><td rowspan="8">Type</td><td colspan="2">Effective</td><td colspan="2">Influence</td><td rowspan="8">Influence Codes</td></tr><tr><td>Frontage</td><td>Depth</td><td>Factor</td><td>Code</td></tr><tr><td></td><td></td><td>%</td><td></td><td>1.Open Space</td></tr><tr><td></td><td></td><td>%</td><td></td><td>2.Neighborhood A</td></tr><tr><td></td><td></td><td>%</td><td></td><td>3.Topography</td></tr><tr><td></td><td></td><td>%</td><td></td><td>4.Size/Shape</td></tr><tr><td></td><td></td><td>%</td><td></td><td>5.Access</td></tr><tr><td></td><td></td><td>%</td><td></td><td>6.Restriction</td></tr><tr><td colspan="3">CONSERV EASE 0</td><td colspan="6"></td></tr><tr><td colspan="3">Sale Data</td><td colspan="6"></td></tr><tr><td colspan="3">Sale Date</td><td colspan="6"></td></tr><tr><td colspan="3">Price</td><td colspan="6"></td></tr><tr><td colspan="3">Sale Type</td><td colspan="6"></td></tr><tr><td colspan="3">1.Land 4.Mobile 7.</td><td colspan="6" rowspan="8"><div>Square Foot</div><table><tr><td colspan="2">Square Feet</td><td></td><td></td></tr><tr><td colspan="2"></td><td>%</td><td></td></tr><tr><td colspan="2"></td><td>%</td><td></td></tr><tr><td colspan="2"></td><td>%</td><td></td></tr><tr><td colspan="2"></td><td>%</td><td></td></tr><tr><td colspan="2"></td><td>%</td><td></td></tr><tr><td colspan="2"></td><td>%</td><td></td></tr><tr><td colspan="2"></td><td>%</td><td></td></tr></table></td></tr><tr><td colspan="3">2.L & B 5.Other 8.</td><td colspan="6"></td></tr><tr><td colspan="3">3.Building 6. 9.</td><td colspan="6"></td></tr><tr><td colspan="3">Financing</td><td colspan="6"></td></tr><tr><td colspan="3">1.Convent 4.Seller 7.</td><td colspan="6" rowspan="8"><div>Fract. 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No Exemption Application.</div> <div>WISCASSET</div>						Front Foot	Type	Effective		Influence		Influence Codes	Frontage	Depth	Factor	Code			%		1.Open Space			%		2.Neighborhood A			%		3.Topography			%		4.Size/Shape			%		5.Access			%		6.Restriction	CONSERV EASE 0									Sale Data									Sale Date									Price									Sale Type									1.Land 4.Mobile 7.			<div>Square Foot</div> <table><tr><td colspan="2">Square Feet</td><td></td><td></td></tr><tr><td colspan="2"></td><td>%</td><td></td></tr><tr><td colspan="2"></td><td>%</td><td></td></tr><tr><td colspan="2"></td><td>%</td><td></td></tr><tr><td colspan="2"></td><td>%</td><td></td></tr><tr><td colspan="2"></td><td>%</td><td></td></tr><tr><td colspan="2"></td><td>%</td><td></td></tr><tr><td colspan="2"></td><td>%</td><td></td></tr></table>						Square Feet						%				%				%				%				%				%				%		2.L & B 5.Other 8.									3.Building 6. 9.									Financing									1.Convent 4.Seller 7.			<div>Fract. 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WISCASSET

Map Lot U15A-007-010-ON

Account 2712

Location 14 HICKORY DRIVE

Card 1 Of 1 9/25/2024

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1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6. 9.		
3.Wet	6.	9.				Information Code 0		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected								
Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	1.ONE STORY FRAM
124 SOLAR PANELS	2019				%	%	12,900	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

SOULE, BETHANY M WISCASSET ME 04578			Property Data			Assessment Record								
			Neighborhood 108 SOUTHWEST			Year	Land		Buildings		Exempt	Total		
			Tree Growth Year 0			2011	33,000		127,200		10,000	150,200		
			FARM LAND YEAR 0			2012	33,000		127,200		10,000	150,200		
			OPEN SPACE YEAR 0			2013	33,000		127,200		10,000	150,200		
B4200P54			Zone/Land Use 16 RESIDENTIAL			2014	33,000		127,200		10,000	150,200		
			Secondary Zone			2015	33,000		127,200		10,000	150,200		
						2016	33,000		127,200		15,000	145,200		
Previous Owner LADY MARION'S TRUST 8 ENGLEBREKT ROAD EDGECOMB ME 04556 Sale Date: 9/10/2009			Topography 1 Level			2017	33,000		127,200		20,000	140,200		
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	33,000		127,200		20,000	140,200		
						2019	33,000		127,200		20,000	140,200		
						Utilities 4 Drilled Well 6 Septic System			2020	33,000		127,200		25,000
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	33,000		127,200		25,000	135,200		
						2022	33,000		127,200		24,000	136,200		
						2023	41,300		159,000		25,000	175,300		
			Inspection Witnessed By: X Date			Street 3 Gravel			2024	41,300		159,000		25,000
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			%		
Sale Date 9/10/2009									12.Delta Triangle			%		
Price 164,900									13.Nabla Triangle			%		
Sale Type 2 Land & Buildings						14.Rear Land			%					
1.Land 4.Mobile 7.						15.Front Foot			%					
2.L & B 5.Other 8.						Square Foot			Square Feet					
3.Building 6. 9.					%									
Financing 9 Unknown					%									
1.Convent 4.Seller 7.					%									
2.FHA/VA 5.Private 8.					%									
3.Assumed 6.Cash 9.Unknown					%									
Validity 1 Arms Length Sale			Fract. Acre			Acreage/Sites								
1.Valid 4.Split 7.Renovate						20	1.00	100	%	0				
2.Related 5.Partial 8.Other						21	1.00	100	%	0				
3.Distress 6.Exempt 9.Foreclose								%						
Verified 5 Public Record								%						
1.Buyer 4.Agent 7.Family			Acres					%						
2.Seller 5.Pub Rec 8.Other								%						
3.Lender 6.MLS 9.								%						
								%						
								%						
Notes: LOT #11 TWIN OAKS SUBDIVISION PLAN, 484.52' FRONTAGE					Total Acreage		1.00		43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00					
WISCASSET														

WISCASSET

Map Lot U15A-007-011


Account 2554

Location 12 HICKORY DRIVE

Card 1

Of 1

9/25/2024

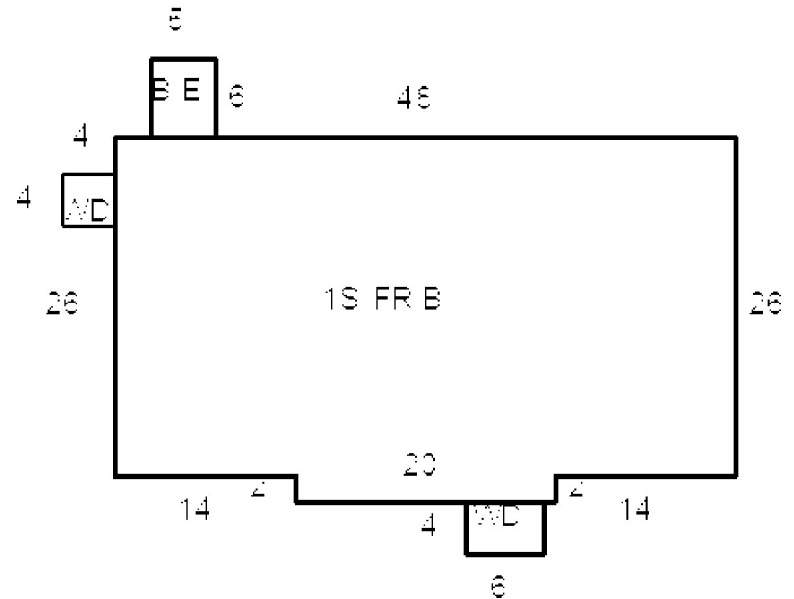
Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1288
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 2009	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 0
		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		9/25/2024	
VANBOK, ERIC L J/T VANBOK, BARBARA M W WISCASSET ME 04578 B4806P179						Property Data			Assessment Record					
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total	
						Tree Growth Year 0			2011	33,000	106,200	0	139,200	
						FARM LAND YEAR 0			2012	33,000	106,200	0	139,200	
						OPEN SPACE YEAR 0			2013	33,000	106,200	0	139,200	
Previous Owner ALEXANDER, SUSAN L. C/O ERIC & BARBARA VANBOK 51 HIGH STREET BATH ME 04530 Sale Date: 7/30/2014						Zone/Land Use 16 RESIDENTIAL			2014	33,000	95,100	0	128,100	
						Secondary Zone			2015	33,000	108,400	0	141,400	
									2016	33,000	108,400	0	141,400	
						Topography 1 Level			2017	33,000	108,400	0	141,400	
									2018	33,000	108,400	0	141,400	
Previous Owner JPMORGAN CHASE BANK, NATIONAL ASSOCIATION 3415 VISION DRIVE COLUMBUS OH 43219 Sale Date: 3/26/2014						1.Level 2.Rolling 3.Above St	4.Below St 5.Low 6.Swampy	7.Steep 8.Rough 9.	2019	33,000	108,400	20,000	121,400	
						Utilities 4 Drilled Well 6 Septic System			2020	33,000	108,400	25,000	116,400	
						1.Public 2.Water 3.Sewer	4.Dr Well 5.DUG/LAKE 6.Septic	7.Cesspool 8. 9.None	2021	33,000	108,400	25,000	116,400	
						Street 1 Paved			2022	33,000	108,400	24,000	117,400	
									2023	41,300	135,500	25,000	151,800	
476 OLD BATH ROAD WISCASSET ME 04578 Sale Date: 1/28/2014									2024	41,300	135,500	25,000	151,800	
						Land Data								
						Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00	
									Frontage	Depth	Factor	Code		
											%			
		%												
		%												
Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Square Feet											
				%										
				%										
				%										
				%										
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2			Acreage/Sites											
			20	1.00	100	%	0							
			21	1.00	100	%	0							
					%									
					%									
Total Acreage 1.00														

WISCASSET

Map Lot U15A-007-012


Account 2555

Location 476 OLD BATH ROAD

Card 1

Of 1

9/25/2024

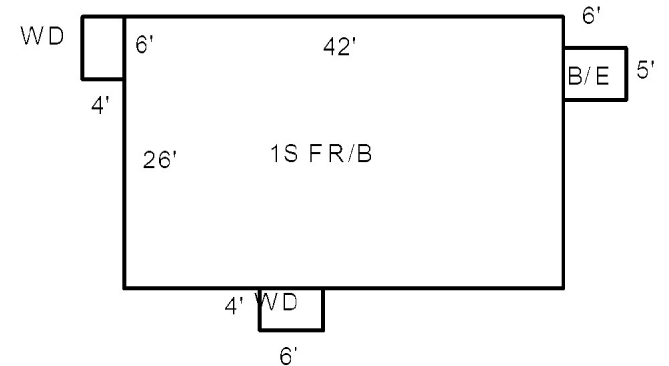
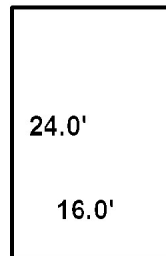
Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1092
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 2009	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 5 Crawl Space		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 0
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected

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



Map Lot U15A-007-013			Account 2556			Location TWIN OAK ROAD			Card 1		Of 1		9/25/2024			
SHERMAN, NORMAN P 532 MAIN ROAD WESTPORT ISLAND ME 04578						Property Data			Assessment Record							
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total			
						Tree Growth Year 0			2011	18,000	0	0	18,000			
						FARM LAND YEAR 0			2012	18,000	0	0	18,000			
						OPEN SPACE YEAR 0			2013	18,000	0	0	18,000			
B3907P119 B4086P218 B5196P81 B5297P209						Zone/Land Use 16 RESIDENTIAL			2014	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						Secondary Zone			2015	18,000	0	0	18,000			
						Topography 1 Level			2016	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.			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			
						Street 9 No Street 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2019	18,000	0	0	18,000			
						TREE GROWTH PLAN 0			2020	10,500	0	0	10,500			
						CONSERV EASE 0			2021	10,500	0	0	10,500			
						Sale Data			2022	10,500	0	0	10,500			
						Sale Date 8/24/2018			2023	13,100	0	0	13,100			
						Price 60,000			2024	13,100	0	0	13,100			
Inspection Witnessed By:						Sale Type 1 Land Only 1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6.			Land Data							
						Financing 9 Unknown 1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			Front Foot		Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00
						Validity 1 Arms Length Sale 1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot			Frontage	Depth	Factor	Code	
						Verified 5 Public Record 1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			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													
Notes: '20 adjust for access. LOT #13 TWIN OAKS SUBDIVISION PLAN, 113.06' FRONTAGE 2009-adjusted land value base to 50% function due to access, there is not a road yet.									Square Feet							
									20		1.00	25	%	5		
									21		1.00	100	%	0		
WISCASSET																
											Total Acreage		1.00			


WISCASSET

Map Lot U15A-007-013

Account 2556

Location TWIN OAK ROAD

Card 1 Of 1 9/25/2024

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

Date Inspected

Additions, Outbuildings & Improvements

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

Map Lot U15A-007-014			Account 2557			Location TWIN OAK ROAD			Card 1		Of 1		9/25/2024	
SHERMAN, NORMAN P 532 MAIN ROAD WESTPORT ISLAND ME 04578			Property Data			Assessment Record								
			Neighborhood 108 SOUTHWEST			Year	Land		Buildings		Exempt	Total		
			Tree Growth Year 0			2011	18,000		0		0	18,000		
			FARM LAND YEAR 0			2012	18,000		0		0	18,000		
			OPEN SPACE YEAR 0			2013	18,000		0		0	18,000		
B3907P119 B4086P218 B5196P81 B5297P209			Zone/Land Use 16 RESIDENTIAL			2014	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			Secondary Zone			2015	18,000		0		0	18,000		
			Topography 1 Level			2016	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.			2017	18,000		0		0	18,000		
			Utilities 9 NoWater/NoSewer			2018	18,000		0		0	18,000		
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2019	18,000		0		0	18,000		
			Street 9 No Street			2020	10,500		0		0	10,500		
			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		
			TREE GROWTH PLAN 0			2022	10,500		0		0	10,500		
			CONSERV EASE 0			2023	13,100		0		0	13,100		
			Sale Date 8/24/2018			2024	13,100		0		0	13,100		
Inspection Witnessed By:			Sale Data			Land Data								
			Price			Front Foot		Type	Effective		Influence		Influence Codes	
			Sale Type						Frontage	Depth	Factor	Code		
			1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6.						Square Feet					
			Financing											
1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			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			
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.			Validity			Square Foot			Acreeage/Sites					
			1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose						20	1.00		25	%	5
			Verified						21	1.00		100	%	0
			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.											
WISCASSET						Fract. Acre			Total Acreage		1.00			

WISCASSET

Map Lot U15A-007-014

Account 2557

Location TWIN OAK ROAD

Card 1 Of 1 9/25/2024

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

Map Lot U15A-007-015			Account 2558			Location TWIN OAK ROAD			Card 1		Of 1		9/25/2024	
SHERMAN, NORMAN P 532 MAIN ROAD WESTPORT ISLAND ME 04578			Property Data			Assessment Record								
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total				
			Tree Growth Year 0			2011	18,000	0	0	18,000				
			FARM LAND YEAR 0			2012	18,000	0	0	18,000				
			OPEN SPACE YEAR 0			2013	18,000	0	0	18,000				
B3907P119 B4086P218 B5196P81 B5297P209			Zone/Land Use 16 RESIDENTIAL			2014	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			Secondary Zone			2015	18,000	0	0	18,000				
						2016	18,000	0	0	18,000				
			Topography 1 Level			2017	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.			2018	18,000	0	0	18,000				
						2019	18,000	0	0	18,000				
			Utilities 9 NoWater/NoSewer			2020	10,500	0	0	10,500				
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	10,500	0	0	10,500				
						2022	10,500	0	0	10,500				
			Street 9 No Street			2023	13,100	0	0	13,100				
						2024	13,100	0	0	13,100				
			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	
			Inspection Witnessed By:			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Frontage	Depth	Factor	Code	1.Open Space		
		%							2.Neighborhood A					
		%							3.Topography					
		%							4.Size/Shape					
		%							5.Access					
		%							6.Restriction					
Square Foot		Square Feet						7.Corner/Locatio						
						%			8.View/Environ					
						%			9.Fract Share					
						%			Acres					
16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite						30.Rear 20+								
			%			31.Waterfront Rea								
			%			32.Open Space								
			%			33.RestrictEsm								
			%			34.PASTURE 1								
			%			35.HORTICULTURAL-								
			%			36.Pasture 3								
			%			37.Softwood								
			%			38.Mixed Wood								
			%			39.Hardwood								
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		Acresage/Sites				40.Wasteland								
		20	1.00	25 %	5	41.CAMP SITE								
		21	1.00	100 %	0	42.Mobile Home Si								
				%		43.Condo Site								
				%		44.Site Improve								
				%		45.CAMP SITE								
				%		46.PAVING/00								
		Total Acreage		1.00										

X

Date

No./Date	Description	Date Insp.

Notes:
'20 adjust for access
LOT #15 TWIN OAKS SUBDIVISION PLAN, 98.29' FRONTAGE
2009-adjusted land value base to 50% function due to access,
there is not a road yet.

WISCASSET

WISCASSET

Map Lot U15A-007-015

Account 2558

Location TWIN OAK ROAD

Card 1 Of 1 9/25/2024

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

Map Lot U15A-007-016			Account 2559			Location TWIN OAK ROAD			Card 1		Of 1		9/25/2024	
SHERMAN, NORMAN P 532 MAIN ROAD WESTPORT ISLAND ME 04578			Property Data			Assessment Record								
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total				
			Tree Growth Year 0			2011	18,000	0	0	18,000				
			FARM LAND YEAR 0			2012	18,000	0	0	18,000				
			OPEN SPACE YEAR 0			2013	18,000	0	0	18,000				
B3907P119 B4086P218 B5196P81 B5297P209			Zone/Land Use 16 RESIDENTIAL			2014	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			Secondary Zone			2015	18,000	0	0	18,000				
						2016	18,000	0	0	18,000				
			Topography 1 Level			2017	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.			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							
			Utilities 9 NoWater/NoSewer 1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2023	13,100	0	0	13,100				
						2024	13,100	0	0	13,100				
			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 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00	
			TREE GROWTH PLAN 0						Frontage	Depth	Factor	Code		
CONSERV EASE 0					%									
Sale Data					%									
Sale Date 8/24/2018					%									
Price			Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			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			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			Acreeage/Sites								
1.Convent 4.Seller 7.						20	1.00	25 %	5					
2.FHA/VA 5.Private 8.						21	1.00	100 %	0					
3.Assumed 6.Cash 9.Unknown								%						
Validity 1 Arms Length Sale								%						
1.Valid 4.Split 7.Renovate			Total Acreage 1.00											
2.Related 5.Partial 8.Other														
3.Distress 6.Exempt 9.Foreclose														
Verified 5 Public Record														
1.Buyer 4.Agent 7.Family														
2.Seller 5.Pub Rec 8.Other														
3.Lender 6.MLS 9.														
Inspection Witnessed By:														
X			Date											
No./Date	Description		Date Insp.											
Notes:														
'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.														
WISCASSET														

WISCASSET

Map Lot U15A-007-016

Account 2559

Location TWIN OAK ROAD

Card 1 Of 1 9/25/2024

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6. 9.		
3.Wet	6.	9.				Information Code 0		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected								
Additions, Outbuildings & Improvements								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
532 MAIN 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 #17 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/NoSew er		
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.Convert	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	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
2023	13,100	0	0	13,100
2024	13,100	0	0	13,100

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
						8.View/Environ
Square Foot		Square Feet				9.Fract Share
16.Regular Lot				%		Acres
17.Secondary Site				%		30.Rear 20+
18.Secondary Site				%		31.Waterfront Rea
19.Condominium				%		32.Open Space
20.Base Homesite				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
Fract. Acre		Acreage/Sites				36.Pasture 3
21.HS Size Adj	20	1.00	25	%	5	37.Softwood
22.Base Waterfront	21	1.00	100	%	0	38.Mixed Wood
23.Deep WF Size A				%		39.Hardwood
Acres				%		40.Wasteland
24.Base Waterfront				%		41.CAMP SITE
25.Shallow WF Siz				%		42.Mobile Home Si
26.Base Water Inf				%		43.Condo Site
27.Influence W Si				%		44.Site Improve
28.Rear Land 1-10						45.CAMP SITE
29.Rear Land 11-2						46.PAVING/00
		Total Acreage		1.00		

WISCASSET

Map Lot U15A-007-017

Account 2560

Location TWIN OAK ROAD

Card 1 Of 1 9/25/2024

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6. 9.		
3.Wet	6.	9.				Information Code 0		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected								
Additions, Outbuildings & Improvements								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		9/25/2024		
SHERMAN, NORMAN P 532 MAIN ROAD WESTPORT ISLAND ME 04578						Property Data			Assessment Record						
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	18,000	0	0	18,000		
						FARM LAND YEAR 0			2012	18,000	0	0	18,000		
						OPEN SPACE YEAR 0			2013	18,000	0	0	18,000		
B3907P119 B4086P218 B5196P81 B5297P209						Zone/Land Use 16 RESIDENTIAL			2014	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						Secondary Zone			2015	18,000	0	0	18,000		
						Topography 1 Level			2016	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.			2017	18,000	0	0	18,000		
						Utilities 9 NoWater/NoSewer			2018	18,000	0	0	18,000		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2019	18,000	0	0	18,000		
						Street 9 No Street			2020	10,500	0	0	10,500		
						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		
						TREE GROWTH PLAN 0			2022	10,500	0	0	10,500		
						CONSERV EASE 0			2023	13,100	0	0	13,100		
						Sale Date 8/24/2018			2024	13,100	0	0	13,100		
Inspection Witnessed By:						Land Data									
						Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00		
									Frontage	Depth	Factor	Code			
											%				
											%				
		%													
X No./Date Description Date Insp.						Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Square Feet						
										%					
										%					
										%					
										%					
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.						Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2			Acreege/Sites						
									20	1.00	25 %	5			
									21	1.00	100 %	0			
											%				
											%				
WISCASSET									Total Acreage		1.00				

WISCASSET

Map Lot U15A-007-018

Account 2561

Location TWIN OAK ROAD

Card 1 Of 1 9/25/2024

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6. 9.		
3.Wet	6.	9.				Information Code 0		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected								
Additions, Outbuildings & Improvements								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			9/25/2024					
SHERMAN, NORMAN P 532 MAIN ROAD WESTPORT ISLAND ME 04578						Property Data			Assessment Record								
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total				
						Tree Growth Year 0			2011	19,100	0	0	19,100				
						FARM LAND YEAR 0			2012	19,100	0	0	19,100				
						OPEN SPACE YEAR 0			2013	19,100	0	0	19,100				
B3907P119 B4086P218 B5196P81 B5297P209						Zone/Land Use 16 RESIDENTIAL			2014	19,100	0	0	19,100				
Previous Owner CASELLA, ANTHONY J (TRUSTEE) ANTHONY J. CASELLA LIVING TRUST 86 CEDAR LANE NOBLEBORO ME 04555 Sale Date: 8/24/2018						Secondary Zone			2015	19,100	0	0	19,100				
						Topography 1 Level			2016	19,100	0	0	19,100				
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	19,100	0	0	19,100				
						Utilities 9 NoWater/NoSewer 1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2018	19,100	0	0	19,100				
						Street 9 No Street 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2019	19,100	0	0	19,100				
Inspection Witnessed By:						TREE GROWTH PLAN 0			2020	11,600	0	0	11,600				
						CONSERV EASE 0			2021	11,600	0	0	11,600				
						Sale Data			2022	11,600	0	0	11,600				
						Sale Date 8/24/2018			2023	14,500	0	0	14,500				
						Price			2024	14,500	0	0	14,500				
X						Date			Land Data								
No./Date		Description			Date Insp.	Front Foot		Type	Effective		Influence		Influence Codes				
						11.Regular Lot			Frontage		Depth		Factor		Code		
						12.Delta Triangle							%		1.Open Space		
						13.Nabla Triangle							%		2.Neighborhood A		
						14.Rear Land							%		3.Topography		
						15.Front Foot							%		4.Size/Shape		
													%		5.Access		
													%		6.Restriction		
													%		7.Corner/Locatio		
													%		8.View/Environ		
													%		9.Fract Share		
													%		Acres		
													%		30.Rear 20+		
													%		31.Waterfront Rea		
													%		32.Open Space		
													%		33.RestrictEsm		
													%		34.PASTURE 1		
													%		35.HORTICULTURAL-		
													%		36.Pasture 3		
													%		37.Softwood		
													%		38.Mixed Wood		
													%		39.Hardwood		
													%		40.Wasteland		
													%		41.CAMP SITE		
													%		42.Mobile Home Si		
													%		43.Condo Site		
													%		44.Site Improve		
													%		45.CAMP SITE		
													%		46.PAVING/00		
						Fract. Acre				Acreege/Sites							
						21.HS Size Adj		20		1.00		25 %		5			
						22.Base Waterfron		21		1.00		100 %		0			
						23.Deep WF Size A		28		0.54		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											

WISCASSET

Map Lot U15A-007-019

Account 2562

Location TWIN OAK ROAD

Card 1 Of 1 9/25/2024

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6. 9.		
3.Wet	6.	9.				Information Code 0		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected								
Additions, Outbuildings & Improvements								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-007-020			Account 2563			Location TWIN OAK ROAD			Card 1 Of 1			9/25/2024																
SHERMAN, NORMAN P 532 MAIN ROAD WESTPORT ISLAND ME 04578						Property Data			Assessment Record																			
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total															
						Tree Growth Year 0			2011	18,000	0	0	18,000															
						FARM LAND YEAR 0			2012	18,000	0	0	18,000															
						OPEN SPACE YEAR 0			2013	18,000	0	0	18,000															
B3907P119 B4086P218 B5196P81 B5297P209						Zone/Land Use 16 RESIDENTIAL			2014	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						Secondary Zone			2015	18,000	0	0	18,000															
						Topography 1 Level			2016	18,000	0	0	18,000															
						1.Level 4.Below St 7.Steep			2017	18,000	0	0	18,000															
						2.Rolling 5.Low 8.Rough			2018	18,000	0	0	18,000															
						3.Above St 6.Swampy 9.			2019	18,000	0	0	18,000															
						Utilities 9 NoWater/NoSewer			2020	10,500	0	0	10,500															
						1.Public 4.Dr Well 7.Cesspool			2021	10,500	0	0	10,500															
						2.Water 5.DUG/LAKE 8.			2022	10,500	0	0	10,500															
						3.Sewer 6.Septic 9.None			2023	13,100	0	0	13,100															
						Street 9 No Street			2024	13,100	0	0	13,100															
Inspection Witnessed By:						1.Paved 4.Proposed 7.			Land Data																			
						2.Semi Imp 5.Private 8.			Front Foot					Type	Effective		Influence		Influence Codes									
						3.Gravel 6.Pub Eas 9.NoStreet									Frontage	Depth	Factor	Code										
						TREE GROWTH PLAN 0																						
						CONSERV EASE 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														
Sale Data																												
Sale Date 8/24/2018																												
X						Price			Square Foot					20.Regular Lot 21.Secondary Site 22.Secondary Site 23.Condominium 24.Base Homesite					21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres					24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2				
Date						Sale Type 1 Land Only																						
No./Date						1.Land 4.Mobile 7.																						
Description						2.L & B 5.Other 8.			Total Acreage 1.00					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														
Date Insp.						3.Building 6. 9.																						
						Financing 9 Unknown																						
Notes: '20 adjust for access LOT #20 TWIN OAKS SUBDIVISION PLAN, 100' FRONTAGE 2009-adjusted land value base to 50% function due to access, there is not a road yet.						1.Convent 4.Seller 7.			20 1.00 25 % 5					20 1.00 100 % 0														
						2.FHA/VA 5.Private 8.																						
						3.Assumed 6.Cash 9.Unknown																						
												Validity 1 Arms Length Sale			21 1.00 100 % 0													
												1.Valid 4.Split 7.Renovate																
						2.Related 5.Partial 8.Other																						
						3.Distress 6.Exempt 9.Foreclose			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																			
						Verified 5 Public Record																						
						1.Buyer 4.Agent 7.Family																						
						2.Seller 5.Pub Rec 8.Other																						
						3.Lender 6.MLS 9.																						
WISCASSET																												

WISCASSET

Map Lot U15A-007-020

Account 2563

Location TWIN OAK ROAD

Card 1 Of 1 9/25/2024

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

Map Lot U15A-007-021

Account 2564

Location TWIN OAK ROAD

Card 1 Of 1 9/25/2024

RICHARDSON, STEPHANIE GROHS
33 OLD MAST ROAD
PORTLAND ME 04102-1935

B5589P252

Previous Owner
RICHARDSON, JOHN G JR

19 JUNIPER ROAD
BRUNSWICK ME 04011
Sale Date: 9/21/2020

Previous Owner
LADY MARION'S TRUST

8 ENGLEBREKT ROAD
EDGEComb ME 04556
Sale Date: 3/19/2015

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

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.

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	9/21/2020		
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	2 Related Parties		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	18,200	0	0	18,200
2012	18,200	0	0	18,200
2013	18,200	0	0	18,200
2014	18,200	0	0	18,200
2015	18,200	0	0	18,200
2016	18,200	0	0	18,200
2017	18,200	0	0	18,200
2018	18,200	0	0	18,200
2019	18,200	0	0	18,200
2020	10,700	0	0	10,700
2021	10,700	0	0	10,700
2022	10,700	0	0	10,700
2023	13,400	0	0	13,400
2024	13,400	0	0	13,400

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		1.12				

WISCASSET

Map Lot U15A-007-021

Account 2564

Location TWIN OAK ROAD

Card 1 Of 1 9/25/2024

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6. 9.		
3.Wet	6.	9.				Information Code 0		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected								
Additions, Outbuildings & Improvements								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 532 MAIN ROAD WESTPORT ISLAND ME 04578			Property Data			Assessment Record							
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2011	18,100	0	0	18,100			
			FARM LAND YEAR 0			2012	18,100	0	0	18,100			
			OPEN SPACE YEAR 0			2013	18,100	0	0	18,100			
B3907P119 B4086P218 B5196P81 B5297P209			Zone/Land Use 16 RESIDENTIAL			2014	18,100	0	0	18,100			
			Secondary Zone			2015	18,100	0	0	18,100			
						2016	18,100	0	0	18,100			
			Topography 1 Level			2017	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			1.Level	4.Below St	7.Steep	2018	18,100	0	0	18,100
2.Rolling	5.Low	8.Rough				2019	18,100	0	0	18,100			
3.Above St	6.Swampy	9.				2020	10,600	0	0	10,600			
Utilities 9 NoWater/NoSewer						2021	10,600	0	0	10,600			
1.Public	4.Dr Well	7.Cesspool				2022	10,600	0	0	10,600			
			2.Water	5.DUG/LAKE	8.	2023	13,300	0	0	13,300			
			3.Sewer	6.Septic	9.None	2024	13,300	0	0	13,300			
			Street 9 No Street			Land Data							
			1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes	
			2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code		
3.Gravel	6.Pub Eas	9.NoStreet											
TREE GROWTH PLAN 0													
Inspection Witnessed By:			CONSERV EASE 0			11.Regular Lot					1.Open Space		
			Sale Data			12.Delta Triangle					2.Neighborhood A		
						13.Nabla Triangle					3.Topography		
			Sale Date 8/24/2018	14.Rear Land					4.Size/Shape				
			Price	15.Front Foot					5.Access				
X Date						Square Foot		Square Feet			6.Restriction		
			Sale Type 1 Land Only								7.Corner/Locatio		
No./Date	Description	Date Insp.	1.Land	4.Mobile	7.			16.Regular Lot					8.View/Environ
			2.L & B	5.Other	8.			17.Secondary Site					9.Fract Share
			3.Building	6.	9.	18.Secondary Site					Acres		
Notes: '20 adjust for access LOT #22 TWIN OAKS SUBDIVISION PLAN, 252.33' FRONTAGE 2009-adjusted land value base to 50% function due to access, there is not a road yet.			Financing 9 Unknown			19.Condominium					30.Rear 20+		
			1.Convent	4.Seller	7.	20.Base Homesite						31.Waterfront Rea	
			2.FHA/VA	5.Private	8.							32.Open Space	
			3.Assumed	6.Cash	9.Unknown							33.RestrictEsm	
			Validity	1 Arms Length Sale				Fract. Acre	Acreage/Sites				34.PASTURE 1
1.Valid	4.Split	7.Renovate	21.HS Size Adj		20		1.00	25 %	5	35.HORTICULTURAL-			
2.Related	5.Partial	8.Other	22.Base Waterfron		21		1.00	100 %	0	36.Pasture 3			
3.Distress	6.Exempt	9.Foreclose	23.Deep WF Size A		28		0.07	100 %	0	37.Softwood			
Verified 5 Public Record						Acres					38.Mixed Wood		
			24.Base Waterfron									39.Hardwood	
			25.Shallow WF Siz									40.Wasteland	
			26.Base Water Inf									41.CAMP SITE	
			27.Influence W Si									42.Mobile Home Si	
1.Buyer	4.Agent	7.Family	28.Rear Land 1-10		Total Acreage 1.07						43.Condo Site		
2.Seller	5.Pub Rec	8.Other	29.Rear Land 11-2								44.Site Improve		
3.Lender	6.MLS	9.									45.CAMP SITE		
											46.PAVING/00		

WISCASSET

WISCASSET

Map Lot U15A-007-022

Account 2565

Location TWIN OAK ROAD

Card 1 Of 1 9/25/2024

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

Map Lot U15A-007-023			Account 2566			Location TWIN OAK ROAD			Card 1		Of 1		9/25/2024						
SHERMAN, NORMAN P 532 MAIN ROAD WESTPORT ISLAND ME 04578						Property Data			Assessment Record										
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total						
						Tree Growth Year 0			2011	18,500	0	0	18,500						
						FARM LAND YEAR 0			2012	18,500	0	0	18,500						
						OPEN SPACE YEAR 0			2013	18,500	0	0	18,500						
B3907P119 B4086P218 B5196P81 B5297P209						Zone/Land Use 16 RESIDENTIAL			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						Secondary Zone			2015	18,500	0	0	18,500						
						Topography 1 Level			2016	18,500	0	0	18,500						
						1.Level 4.Below St 7.Steep			2017	18,500	0	0	18,500						
						2.Rolling 5.Low 8.Rough			2018	18,500	0	0	18,500						
						3.Above St 6.Swampy 9.			2019	18,500	0	0	18,500						
						Utilities 9 NoWater/NoSewer			2020	11,000	0	0	11,000						
						1.Public 4.Dr Well 7.Cesspool			2021	11,000	0	0	11,000						
						2.Water 5.DUG/LAKE 8.			2022	11,000	0	0	11,000						
						3.Sewer 6.Septic 9.None			2023	13,800	0	0	13,800						
						Street 9 No Street			2024	13,800	0	0	13,800						
						1.Paved 4.Proposed 7.			Land Data										
						2.Semi Imp 5.Private 8.			Front Foot					Type	Effective		Influence		Influence Codes
						3.Gravel 6.Pub Eas 9.NoStreet									Frontage	Depth	Factor	Code	
						TREE GROWTH PLAN 0													
						CONSERV EASE 0													
Inspection Witnessed By:						Sale Data			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot										
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.																			
						Fract. Acre			21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2										
20						1.00		25 %								5			
21						1.00		100 %								0			
28						0.25		100 %								0			
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WISCASSET

Map Lot U15A-007-023

Account 2566

Location TWIN OAK ROAD

Card 1 Of 1 9/25/2024

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6. 9.		
3.Wet	6.	9.				Information Code 0		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected								
Additions, Outbuildings & Improvements								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-007-024			Account 2567			Location TWIN OAK ROAD			Card 1		Of 1		9/25/2024																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
SHERMAN, NORMAN P 532 MAIN ROAD WESTPORT ISLAND ME 04578						Property Data			Assessment Record																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
						Tree Growth Year 0			2011	18,100	0	0	18,100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
						FARM LAND YEAR 0			2012	18,100	0	0	18,100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
						OPEN SPACE YEAR 0			2013	18,100	0	0	18,100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
B3907P119 B4086P218 B5196P81 B5297P209						Zone/Land Use 16 RESIDENTIAL			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						Secondary Zone			2015	18,100	0	0	18,100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
						Topography 1 Level			2016	18,100	0	0	18,100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
						1.Level 4.Below St 7.Steep			2017	18,100	0	0	18,100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
						2.Rolling 5.Low 8.Rough			2018	18,100	0	0	18,100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
						3.Above St 6.Swampy 9.			2019	18,100	0	0	18,100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
						Utilities 9 NoWater/NoSewer			2020	10,600	0	0	10,600																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
						1.Public 4.Dr Well 7.Cesspool			2021	10,600	0	0	10,600																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
						2.Water 5.DUG/LAKE 8.			2022	10,600	0	0	10,600																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
						3.Sewer 6.Septic 9.None			2023	13,300	0	0	13,300																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
						Street 9 No Street			2024	13,300	0	0	13,300																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
						1.Paved 4.Proposed 7.			Land Data																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
						2.Semi Imp 5.Private 8.			Front Foot		Type	Effective		Influence		Influence Codes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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						TREE GROWTH PLAN 0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
						CONSERV EASE 0			11.Regular Lot				1.Open Space																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
Inspection Witnessed By:						Sale Data			12.Delta Triangle		13.Nabla Triangle		14.Rear Land		15.Front Foot																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		</	

WISCASSET

Map Lot U15A-007-024

Account 2567

Location TWIN OAK ROAD

Card 1 Of 1 9/25/2024

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
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2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6. 9.		
3.Wet	6.	9.				Information Code 0		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected								
Additions, Outbuildings & Improvements								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		9/25/2024	
SHERMAN, NORMAN P 532 MAIN ROAD WESTPORT ISLAND ME 04578 B5396P250			Property Data			Assessment Record						
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year 0			2011	18,000	0	0	18,000		
			FARM LAND YEAR 0			2012	18,000	0	0	18,000		
			OPEN SPACE YEAR 0			2013	18,000	0	0	18,000		
Previous Owner SANDRA ANN CASELLA 55 BEAN STREET TURNER ME 04282 Sale Date: 6/20/2019			Zone/Land Use 16 RESIDENTIAL			2014	18,000	0	0	18,000		
			Secondary Zone			2015	18,000	0	0	18,000		
			Topography 1 Level			2016	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.			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		
Previous Owner CASELLA, ANTHONY J (TRUSTEE) ANTHONY J. CASELLA LIVING TRUST 86 CEDAR LANE NOBLEBORO ME 04555 Sale Date: 4/12/2018			Street 9 No Street 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2019	18,000	0	0	18,000		
			TREE GROWTH PLAN 0			2020	18,000	0	0	18,000		
			CONSERV EASE 0			2021	18,000	0	0	18,000		
			Sale Data			2022	18,000	0	0	18,000		
			Sale Date 6/20/2019 Price 10,000			2023	22,500	0	0	22,500		
Inspection Witnessed By: X Date			Sale Type 1 Land Only 1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.			2024	22,500	0	0	22,500		
			Financing 9 Unknown 1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			Land Data						
			Validity 1 Arms Length Sale 1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose									
			Verified 5 Public Record 1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.									
			Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot			Type	Effective		Influence		Influence Codes	
			Frontage		Depth		Factor	Code				
			Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Square Feet						
			Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres			20	1.00	50	%	5		
			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			21	1.00	100	%	0		
						28	0.01	100	%	0		

WISCASSET

Map Lot U15A-007-025

Account 2568

Location TWIN OAK ROAD

Card 1 Of 1 9/25/2024

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6. 9.		
3.Wet	6.	9.				Information Code 0		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected								
Additions, Outbuildings & Improvements								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 9/25/2024

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
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
2023	1,000	0	1,000	0
2024	1,000	0	1,000	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 9/25/2024

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

Map Lot U15A-007-B-1			Account 1745			Location 565 BATH ROAD			Card 1 Of 1			9/25/2024				
SHERMAN, NORMAN P 532 MAIN ROAD WESTPORT ISLAND ME 04578 B4355P278						Property Data			Assessment Record							
						Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total			
						Tree Growth Year 0			2011	214,500	0	0	214,500			
						FARM LAND YEAR 0			2012	214,500	0	0	214,500			
						OPEN SPACE YEAR 0			2013	190,200	0	0	190,200			
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						Zone/Land Use 19 COMMERCIAL			2014	190,200	0	0	190,200			
						Secondary Zone			2015	190,200	0	0	190,200			
									2016	190,200	0	0	190,200			
						Topography 2 Rolling			2017	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	2018	190,200	0	0	190,200		
2.Rolling 5.Low 8.Rough	2019	190,200	0	0	190,200											
3.Above St 6.Swampy 9.	2020	190,200	0	0	190,200											
Utilities 9 NoWater/NoSewer	2021	190,200	0	0	190,200											
1.Public 4.Dr Well 7.Cesspool	2022	190,200	0	0	190,200											
						2.Water 5.DUG/LAKE 8.	2023	202,400	0	0	202,400					
						3.Sewer 6.Septic 9.None	2024	202,400	0	0	202,400					
						Street 1 Paved			Land Data							
						1.Paved 4.Proposed 7.	Front Foot		Type	Effective		Influence		Influence Codes		
						2.Semi Imp 5.Private 8.				Frontage	Depth	Factor	Code			
Inspection Witnessed By:						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			
						Sale Date 12/13/2010	15.Front Foot					5.Access				
X Date						Price 65,000					6.Restriction					
						Sale Type 1 Land Only					7.Corner/Locatio					
						1.Land 4.Mobile 7.	Square Foot			Square Feet			8.View/Environ			
						2.L & B 5.Other 8.							9.Fract Share			
						3.Building 6.						Acres				
Notes: 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 changed June 2012 to part residential on this lot. Adjusted record to reflect the different uses allowed and						Financing 9 Unknown	16.Regular Lot				30.Rear 20+					
						1.Convent 4.Seller 7.	17.Secondary Site					31.Waterfront Rea				
						2.FHA/VA 5.Private 8.	18.Secondary Site					32.Open Space				
						3.Assumed 6.Cash 9.Unknown	19.Condominium					33.RestrictEsm				
						Validity 3 Distressed Sale	20.Base Homesite					34.PASTURE 1				
						1.Valid 4.Split 7.Renovate	Fract. Acre	Acreage/Sites				35.HORTICULTURAL-				
						2.Related 5.Partial 8.Other	21.HS Size Adj	47	1.00	70	%	3	36.Pasture 3			
						3.Distress 6.Exempt 9.Foreclose	22.Base Waterfron	48	1.00	100	%	0	37.Softwood			
						Verified 5 Public Record	23.Deep WF Size A Acres	50	4.90	100	%	0	38.Mixed Wood			
						1.Buyer 4.Agent 7.Family	24.Base Waterfron	21	1.00	100	%	0	39.Hardwood			
						2.Seller 5.Pub Rec 8.Other	25.Shallow WF Siz	28	1.10	100	%	0	40.Wasteland			
						3.Lender 6.MLS 9.	26.Base Water Inf				%		41.CAMP SITE			
							27.Influence W Si				%		42.Mobile Home Si			
							28.Rear Land 1-10	Total Acreage 8.00					43.Condo Site			
							29.Rear Land 11-2						44.Site Improve			
													45.CAMP SITE			
													46.PAVING/00			

WISCASSET

Map Lot U15A-007-B-1

Account 1745

Location 565 BATH ROAD

Card 1 Of 1 9/25/2024

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

Map Lot U15A-007-B-1-1			Account 1971			Location 506 OLD BATH ROAD			Card 1 Of 3			9/25/2024					
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			2011	165,000	313,700	0	478,700				
						FARM LAND YEAR 0			2012	165,000	313,700	0	478,700				
						OPEN SPACE YEAR 0			2013	165,000	313,700	0	478,700				
B3907P119 B5501P178						Zone/Land Use 19 COMMERCIAL			2014	165,000	313,700	0	478,700				
Previous Owner SHERMAN, NORMAN P 49 FOX RUN ROAD						Secondary Zone			2015	165,000	313,700	0	478,700				
									2016	165,000	313,700	0	478,700				
						WESTPORT ISLAND ME 04578 Sale Date: 3/16/2020						Topography 2 Rolling			2017	165,000	313,700
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.			2018	165,000	313,700	0	478,700				
						Utilities 1 All Public			2019	165,000	313,700	0	478,700				
						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				
						Street 1 Paved			2021	163,700	291,900	0	455,600				
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	163,700	331,100	0	494,800				
PORTLAND ME 04101 Sale Date: 8/23/2018									2023	173,500	351,000	0	524,500				
Previous Owner CASELLA, ANTHONY J (TRUSTEE) ANTHONY J. CASELLA LIVING TRUST 86 CEDAR LANE NOBLEBORO ME 04555 Sale Date: 8/22/2018									2024	173,500	351,000	0	524,500				
						Land Data											
						Front Foot		Type	Effective		Influence		Influence Codes				
									Frontage	Depth	Factor	Code					
						11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot					%		1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share				
Inspection Witnessed By:						Square Foot		Square Feet				Acres					
												30.Rear 20+					
												31.Waterfront Rea					
												32.Open Space					
												33.RestrictEsm					
X No./Date Description Date Insp. <																	

WISCASSET

Map Lot U15A-007-B-1-1

Account 1971

Location 506 OLD BATH ROAD

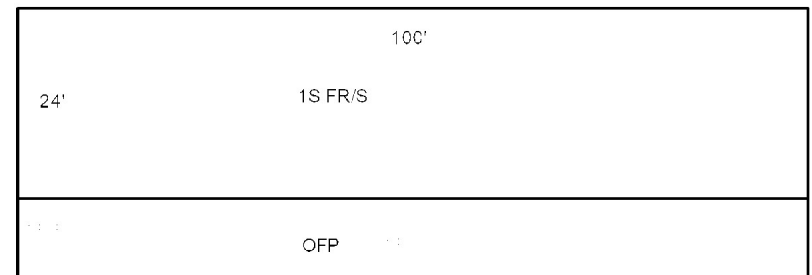
Card 1 Of 3 9/25/2024

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 100%	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 0%	Insulation	
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.	
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.	
Exterior Walls	3.H Pump 6. 9.None	3.Capped 6. 9.None	
1.CLAP 5.T-111 9.OTHER	Kitchen Style	Unfinished %	
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor	
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad	
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad	
Roof Surface	Bath(s) Style	3.C Grade 6.AA Grade 9.Same	
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint)	
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition	
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G	
SF Masonry Trim	# Rooms	2.Fair 5.Avg+ 8.Exc	
OPEN-3-CUSTOM	# Bedrooms	3.Avg- 6.Good 9.Same	
OPEN-4-CUSTOM	# Full Baths	Phys. % Good	
Year Built	# Half Baths	Funct. % Good	
Year Remodeled	# Addn Fixtures	Functional Code	
Foundation	# Fireplaces	1.Incomp 4.SMALL 7.LAYOUT	
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER	
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None	
3.Br/Stone 6.Piers 9.		Econ. % Good	
Basement		Economic Code	
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None	
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.	
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.	
Bsmt Gar # Cars		Entrance Code 5 Estimated	
Wet Basement		1.Interior 4.Vacant 7.	
1.Dry 4. 7.		2.Refusal 5.Estimate 8.	
2.Damp 5. 8.		3.Informed 6. 9.	
3.Wet 6. 9.		Information Code 5 Estimate	
		1.Owner 4.Agent 7.	
		2.Relative 5.Estimate 8.	
		3.Tenant 6.Other 9.	

Date Inspected 12/05/2006

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 9/25/2024

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			Assessment Record				
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 <div>Sale Data</div> <div>Sale Date 3/16/2020</div> <div>Price 307,500</div> <div>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.</div>			Year	Land	Buildings	Exempt	Total
			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			
2023	0	33,800	0	33,800			
	2024	0	33,800	0	33,800		
Land Data							
Front Foot		Type	Effective		Influence		Influence Codes
			Frontage	Depth	Factor	Code	
					%		
					%		
					%		
					%		
					%		
					%		
Square Foot			Square Feet				
				%			
				%			
				%			
				%			
				%			
				%			
				%			
Fract. Acre			Acreage/Sites				
				%			
				%			
				%			
				%			
				%			
				%			
				%			
				%			
				%			
				%			
				%			
		Total Acreage		0.00			
21.HS Size Adj							
22.Base Waterfron							
23.Deep WF Size A							
Acres							
24.Base Waterfron							
25.Shallow WF Siz							
26.Base Water Inf							
27.Influence W Si							
28.Rear Land 1-10							
29.Rear Land 11-2							

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


WISCASSET

Map Lot U15A-007-B-1-1

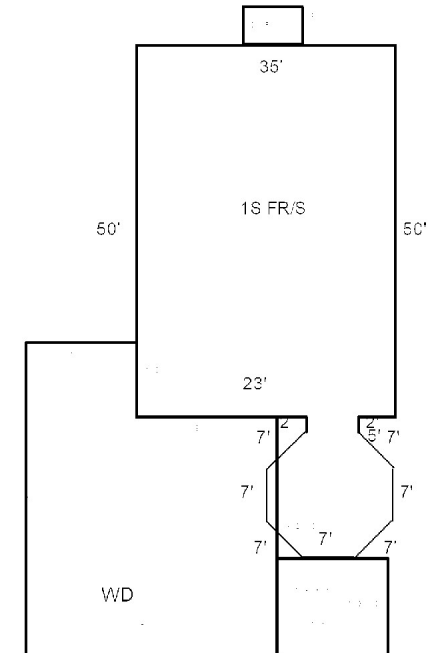
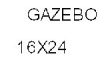
Account 1971

Location 506 OLD BATH ROAD

Card 2 Of 3 9/25/2024

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

Date Inspected 12/05/2006



Additions, Outbuildings & Improvements								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		9/25/2024		
GROVEST 101, LLC 53 CHURCH STREET DAMRISCOTTA ME 04543 B3907P119 B5501P178					Property Data			Assessment Record				
					Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total
					Tree Growth Year 0			2014	0	29,300	0	29,300
					FARM LAND YEAR 0			2015	0	29,300	0	29,300
					OPEN SPACE YEAR 0			2016	0	29,300	0	29,300
Previous Owner SHERMAN, NORMAN P 49 FOX RUN ROAD					Zone/Land Use 19 COMMERCIAL			2017	0	30,900	0	30,900
					Secondary Zone			2018	0	30,900	0	30,900
								2019	0	30,900	0	30,900
WESTPORT ISLAND ME 04578 Sale Date: 3/16/2020					Topography 2 Rolling			2020	0	30,900	0	30,900
					1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2021	0	78,600	0	78,600
Previous Owner MECAP, LLC. 84 MIDDLE STREET					Utilities 1 All Public			2022	0	78,600	0	78,600
					1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2023	0	83,300	0	83,300
PORTLAND ME 04101 Sale Date: 8/23/2018								2024	0	83,300	0	83,300
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							
					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							
					CONSERV EASE 0							
X _____ Date _____					Sale Data							
					Sale Date 3/16/2020							
No./Date Description Date Insp.					Price 307,500							
					Sale Type 2 Land & Buildings							
					1.Land 4.Mobile 7.							
					2.L & B 5.Other 8.							
					3.Building 6. 9.							
Notes:					Financing 9 Unknown							
					1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown							
					Validity 1 Arms Length Sale							
					1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose							
					Verified 5 Public Record							
					1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.							
WISCASSET												

WISCASSET

Map Lot U15A-007-B-1-1


Account 1971

Location 506 OLD BATH ROAD

Card 3

Of 3

9/25/2024

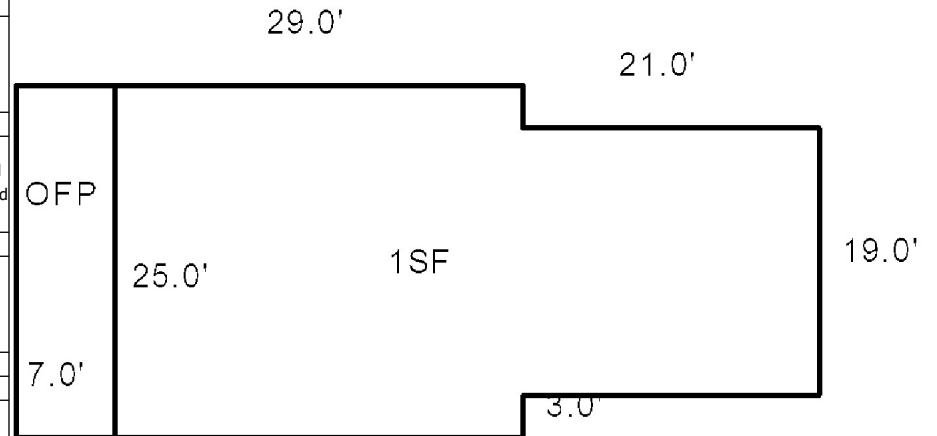
Building Style	SF Bsmt Living	Layout
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100%	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic
Dwelling Units	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin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

Date Inspected 12/05/2006

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



Map Lot		U15A-007-C		Account	2543	Location		BATH ROAD		Card	1	Of	1	9/25/2024			
SHERMAN, NORMAN P 532 MAIN ROAD WESTPORT ISLAND ME 04578						Property Data		Assessment Record									
						Neighborhood		200 U.S. RTE 1		Year	Land	Buildings	Exempt	Total			
						Tree Growth Year		0		2011	115,800	0	0	115,800			
						FARM LAND YEAR		0		2012	115,800	0	0	115,800			
						OPEN SPACE YEAR		0		2013	115,800	0	115,800	0			
B4784P17						Zone/Land Use		19 COMMERCIAL		2014	7,800	0	7,800	0			
Previous Owner WISCASSET, INHABITANTS OF						Secondary Zone		2015	7,800	0	0	7,800					
								2016	7,800	0	0	7,800					
51 BATH ROAD WISCASSET ME 04578 Sale Date: 5/06/2014						Topography		2 Rolling		2017	7,800	0	0	7,800			
Previous Owner SOMMELIER HOLDINGS, LLC						1.Level		4.Below St		7.Steep		2018	7,800	0	0	7,800	
						2.Rolling		5.Low		8.Rough		2019	7,800	0	0	7,800	
						3.Above St		6.Swampy		9.		2020	7,800	0	0	7,800	
318 EDDY ROAD EDGECOMB ME 04556 Sale Date: 4/01/2013						Utilities		9 NoWater/NoSewer		2021	7,800	0	0	7,800			
						1.Public		4.Dr Well		7.Cesspool		2022	7,800	0	0	7,800	
						2.Water		5.DUG/LAKE		8.		2023	8,300	0	0	8,300	
Previous Owner EDGECOMB DEVELOPMENT, LLC						Street		1 Paved		2024	8,300	0	0	8,300			
						1.Paved		4.Proposed		7.							
318 EDDY ROAD EDGECOMB ME 04556 Sale Date: 8/03/2009						2.Semi Imp		5.Private		8.							
						3.Gravel		6.Pub Eas		9.NoStreet							
Inspection Witnessed By:						TREE GROWTH PLAN		0									
						CONSERV EASE		0									
						Sale Data											
						Sale Date		5/06/2014									
						Price		6,000									
						Sale Type		1 Land Only									
						1.Land		4.Mobile		7.							
						2.L & B		5.Other		8.							
						3.Building		6.		9.							
						Financing		9 Unknown									
Notes: 2009-Previous owner: Larry Crooker, this is portion of that bigger lot. This lot is next to town pump station and has 157.56' frontage. 2013-Removed from tax rolls as now belongs to Town per foreclosure. 4/12014-Purchase and sale agreement to sell to N. Sherman for \$6,000. There is no Route One access to this property as it has guardrails all in front of it. Assessment lowered to 5% function due to no access. WISCASSET						1.Convent		4.Seller		7.							
						2.FHA/VA		5.Private		8.							
						3.Assumed		6.Cash		9.Unknown							
						Validity		6 Exempt Property									
						1.Valid		4.Split		7.Renovate							
						2.Related		5.Partial		8.Other							
						3.Distress		6.Exempt		9.Foreclose							
						Verified		5 Public Record									
						1.Buyer		4.Agent		7.Family							
						2.Seller		5.Pub Rec		8.Other							
3.Lender		6.MLS		9.													
						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											
						Front Foot		Type		Effective		Influence		Influence Codes			
						11.Regular Lot				Frontage		Depth		Factor		Code	
						12.Delta Triangle								%			
						13.Nabla Triangle								%			
						14.Rear Land								%			
						15.Front Foot								%			
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WISCASSET

Map Lot U15A-007-C

Account 2543

Location BATH ROAD

Card 1 Of 1 9/25/2024

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

Date Inspected

Additions, Outbuildings & Improvements

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