

WISCASSET WOODS REALTY TRUST 139 CHARLES STREET UNIT 216 BOSTON MA 02114			Property Data			Assessment Record											
			Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total							
			Tree Growth Year 0			2011	523,200	126,000	10,000	639,200							
			FARM LAND YEAR 0			2012	523,200	126,000	10,000	639,200							
			OPEN SPACE YEAR 0			2013	523,200	126,000	10,000	639,200							
B5853P249			Zone/Land Use 19 COMMERCIAL			2014	523,200	126,000	10,000	639,200							
Previous Owner NEPERUD, ERIC NEPERUD, SANDRA 596 BATH ROAD WISCASSET ME 04578 Sale Date: 3/01/2022			Secondary Zone			2015	523,200	126,000	10,000	639,200							
						2016	523,200	126,000	0	649,200							
			Topography 1 Level			2017	502,500	126,000	0	628,500							
						2018	502,500	126,000	0	628,500							
						2019	502,500	126,000	0	628,500							
Previous Owner GILLIES, WILLIAM R. GILLIES, NANCY A. WISCASSET ME 04578 Sale Date: 12/11/2015			Utilities 1 All Public			2020	502,500	126,000	0	628,500							
			1.Public 4.Dr Well 7.Cesspool			2021	501,600	126,000	0	627,600							
			2.Water 5.DUG/LAKE 8.			2022	501,600	126,000	0	627,600							
			3.Sewer 6.Septic 9.None			2023	530,500	134,300	0	664,800							
			Street 1 Paved			2024	530,500	134,300	0	664,800							
Inspection Witnessed By:			1.Paved 4.Proposed 7.			Land Data											
			2.Semi Imp 5.Private 8.														
			3.Gravel 6.Pub Eas 9.NoStreet			Front Foot											
			TREE GROWTH PLAN 0									11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot					
			CONSERV EASE 0														
Sale Data			Square Foot														
Sale Date 3/01/2022									16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite								
Price 1,000,000			Fract. Acre														
Sale Type 2 Land & Buildings									21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A								
1.Land 4.Mobile 7.			Acres														
2.L & B 5.Other 8.									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								
3.Building 6.			Verified 5 Public Record														
Financing 9 Unknown									1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.								
1.Convent 4.Seller 7.			Validity 1 Arms Length Sale														
2.FHA/VA 5.Private 8.									1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose								
3.Assumed 6.Cash 9.Unknown			3.Verified 5 Public Record														
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WISCASSET

Map Lot U16-001


Account 1751

Location 596 BATH ROAD

Card 1

Of 3

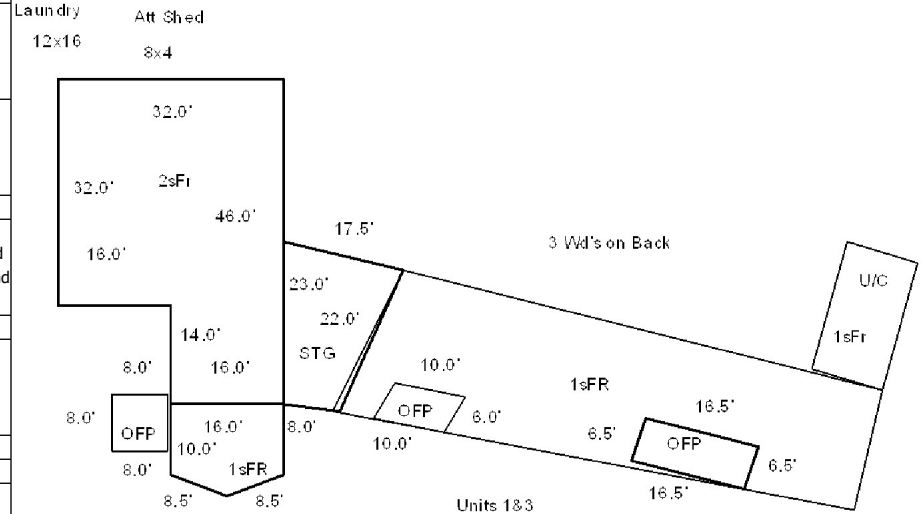
9/25/2024

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 1 Interior Inspect
Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
211 MOTEL.....	1950	2512	4 100	4	0 %	100 %		1.ONE STORY FRAM
21 Open Frame	0	48	3 100	4	0 %	75 %		2.TWO STORY FRAM
21 Open Frame	0	96	3 100	4	0 %	75 %		3.THREE STORY FR
24 Frame Shed	0	248	3 100	4	0 %	75 %		4.1 & 1/2 STORY
24 Frame Shed	2006	209	3 100	4	0 %	50 %		5.1 & 3/4 STORY
24 Frame Shed	0	192	2 100	4	0 %	75 %		6.2 & 1/2 STORY
24 Frame Shed	0	32	2 100	4	0 %	75 %		21.Open Frame Por
21 Open Frame	0	64	3 100	4	0 %	75 %		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



WISCASSET


WISCASSET

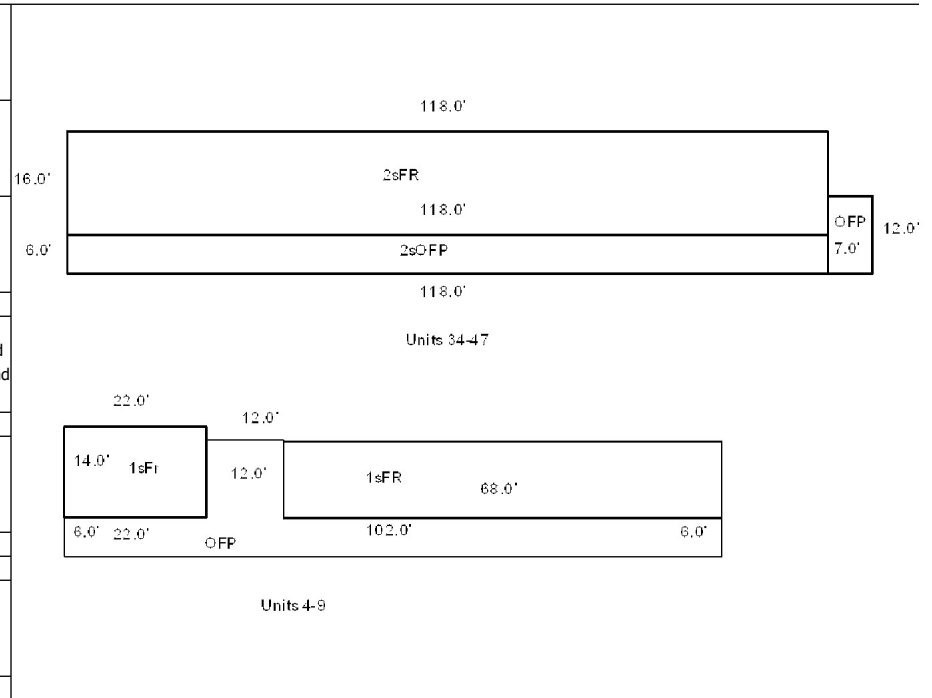
Map Lot U16-001

Account 1751

Location 596 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 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
211 MOTEL.....	1950	3776	3 100	4	0 %	75 %		3.THREE STORY FR
41 2S Open Fr Porch	1950	708	3 100	4	0 %	75 %		4.1 & 1/2 STORY
21 Open Frame	1950	84	3 100	4	0 %	75 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

WISCASSET

WISCASSET

Map Lot U16-001

Account 1751

Location 596 BATH ROAD

Card 3

Of 3

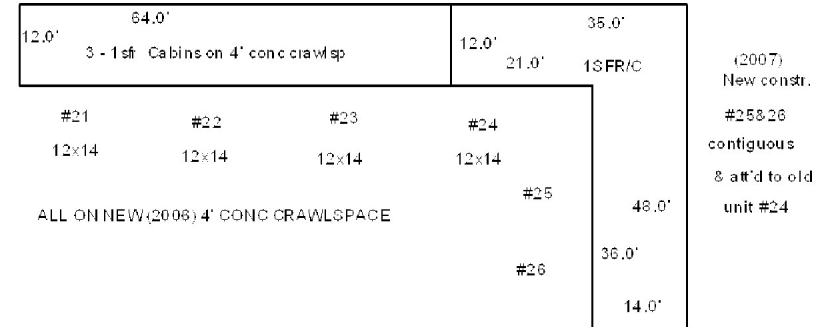
9/25/2024

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

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
211 MOTEL.....	1950	252	3 100	7	0 %	75 %		1.ONE STORY FRAM
211 MOTEL.....	1950	252	3 100	7	0 %	75 %		2.TWO STORY FRAM
211 MOTEL.....	1950	252	3 100	7	0 %	75 %		3.THREE STORY FR
211 MOTEL.....	1950	252	3 100	7	0 %	75 %		4.1 & 1/2 STORY
21 Open Frame	1950	224	3 100	7	0 %	100 %		5.1 & 3/4 STORY
21 Open Frame	2009	96	3 100	4	0 %	75 %		6.2 & 1/2 STORY
211 MOTEL.....	2007	756	3 100	7	0 %	75 %		21.Open Frame Por
27 Unfin Basement	2006	1692	2 90	4	0 %	100 %		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



SKETCH CALCULATIONS		Area
Outbuilding Are		
211 MOTEL.....	A1 : 64.0 x 12.0 =	768.0
		768.0
121 CAMP OR CABIN...	A2 : 36.0 x 12.0 =	420.0
	A3 : 14.0 x 36.0 =	504.0
		924.0
Total Outbuilding Are		1692.0

Map Lot U16-002

Account 1752

Location 608 BATH ROAD

Card 1 Of 1 9/25/2024

WISCASSET WOODS REALTY TRUST
139 CHARLES STREET UNIT 216
BOSTON MA 02114

B5853P249

Previous Owner
NEPERUD, ERIC
NEPERUD, SANDRA
596 BATH ROAD
WISCASSET ME 04578
Sale Date: 3/01/2022

Previous Owner
GILLIES, WILLIAM R.
GILLIES, NANCY A.

WISCASSET ME 04578
Sale Date: 12/01/2015

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'21 dot took 0.10 acres . Adjust

'17 error this lot was to be conveyed to Neperud. Abate & supplement.

WISCASSET

Property Data

Neighborhood	200 U.S. RTE 1		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	19 COMMERCIAL		
Secondary Zone			
Topography	1 Level		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	1 All Public		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	3/01/2022		
Price			
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	155,700	23,800	0	179,500
2012	155,700	23,800	0	179,500
2013	155,700	23,800	0	179,500
2014	155,700	23,800	0	179,500
2015	155,700	23,800	0	179,500
2016	155,700	23,800	0	179,500
2017	155,700	23,800	0	179,500
2018	155,700	23,800	0	179,500
2019	155,700	23,800	0	179,500
2020	155,700	23,800	0	179,500
2021	154,200	23,800	0	178,000
2022	154,200	23,800	0	178,000
2023	162,800	25,200	0	188,000
2024	162,800	25,200	0	188,000

Land Data

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


WISCASSET

Map Lot U16-002

Account 1752

Location 608 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	
91 1S AD/GAR.....	1950	728	3 100	4	0 %	75 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

28.0

1SFR/FRG

26.0



AKABU, LTD. WISCASSET ME 04578			Property Data			Assessment Record						
			Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year 0			2011	318,900	312,200	0	631,100		
			FARM LAND YEAR 0			2012	318,900	312,200	0	631,100		
			OPEN SPACE YEAR 0			2013	318,900	312,200	0	631,100		
B3089P116 B5431P260			Zone/Land Use 19 COMMERCIAL			2014	318,900	312,200	0	631,100		
			Secondary Zone			2015	318,900	312,200	0	631,100		
						2016	318,900	312,200	0	631,100		
			Topography 1 Level			2017	318,900	312,200	0	631,100		
			Previous Owner HAGGETT, CRAIG T., TRUSTEES HAGGETT, BARBARA T. WISCASSET ME 04578			1.Level 4.Below St 7.Steep	2018	318,900	312,200	0	631,100	
2.Rolling 5.Low 8.Rough	2019	318,900				312,200	0	631,100				
3.Above St 6.Swampy 9.	2020	318,900				312,200	0	631,100				
Utilities 1 All Public	2021	318,900				312,200	0	631,100				
1.Public 4.Dr Well 7.Cesspool	2022	318,900				312,200	0	631,100				
WISCASSET ME 04578			2.Water 5.DUG/LAKE 8.	2023	337,100	331,800	0	668,900				
			3.Sewer 6.Septic 9.None	2024	337,100	331,800	0	668,900				
			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 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		
			TREE GROWTH PLAN 0									
			CONSERV EASE 0									
			Sale Data									
			Sale Date 6/27/2003									
X			Price 335,000	Square Foot						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		
			Sale Type 2 Land & Buildings									
			1.Land 4.Mobile 7.									
			2.L & B 5.Other 8.									
			3.Building 6. 9.									
Notes:			Financing 9 Unknown	Fract. Acre						45.CAMP SITE 46.PAVING/00		
			1.Convent 4.Seller 7.									
			2.FHA/VA 5.Private 8.									
			3.Assumed 6.Cash 9.Unknown									
			Validity 1 Arms Length Sale									
2003-PREVIOUS BK2395 PG84 CHANGED NAMES TO BE CRAIG & BARBARA HAGGETT, TRUSTEES OF HARRY B. HAGGETT REVOCABLE TRUST DATED FEBRUARY 14, 1996 2004-PREVIOUS OWNER: BARBARA HAGGETT BK2992 PG136 2004-NEW OWNER: AKABU-DELETED OLD CARD #2126 AND PUT ALL ON THIS ACCOUNT. PUT BUILDING AT 100% FUNCTIONAL.			1.Valid 4.Split 7.Renovate	21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres						Total Acreage 3.26		
			2.Related 5.Partial 8.Other									
			3.Distress 6.Exempt 9.Foreclose									
			Verified 5 Public Record									
			1.Buyer 4.Agent 7.Family									
WISCASSET			2.Seller 5.Pub Rec 8.Other	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								
			3.Lender 6.MLS 9.									

WISCASSET

Map Lot U16-003


Account 1753

Location 10 OXHORN ROAD

Card 1

Of 1

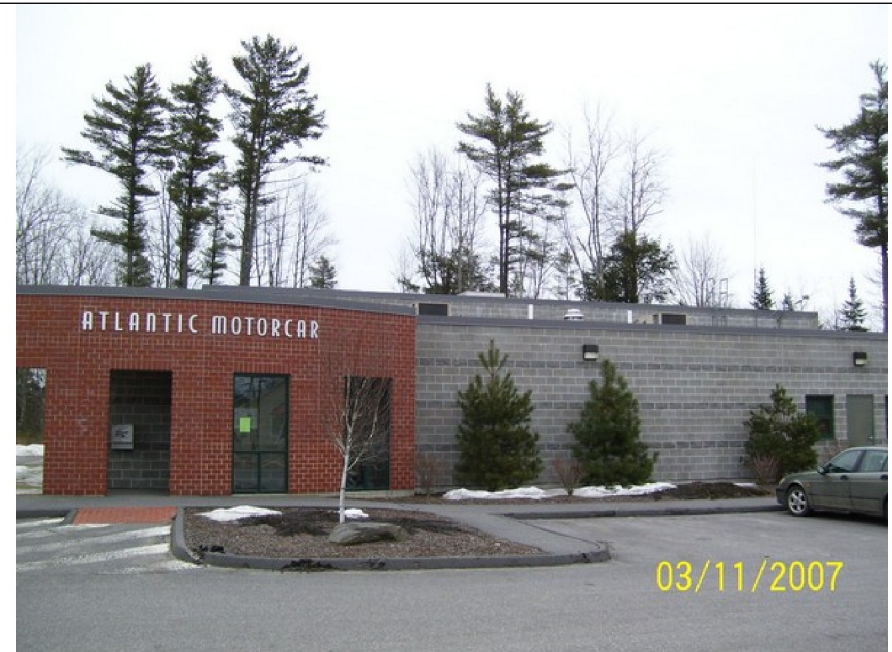
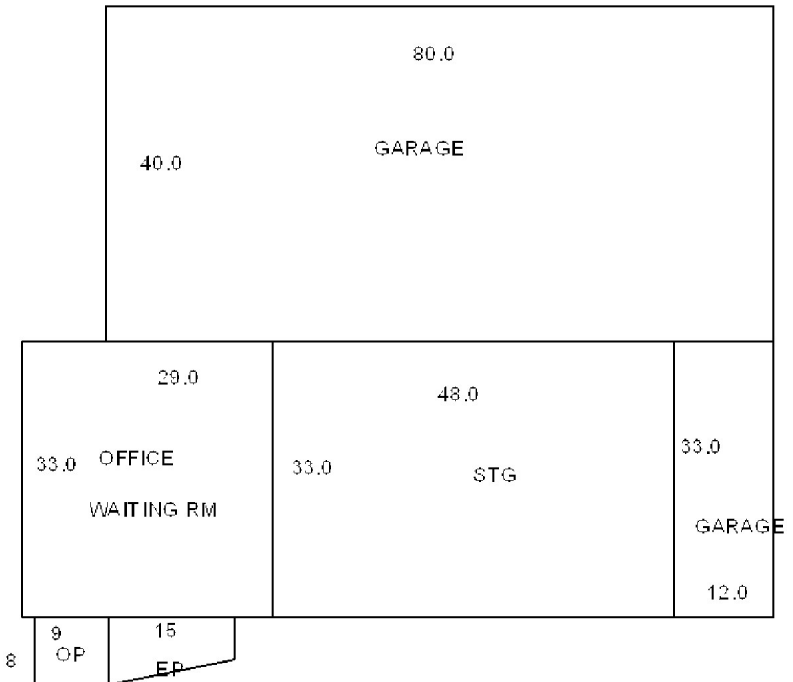
9/25/2024

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

Date Inspected 3/16/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
229 GARAGE MAS	1994	3596	3 100	4	0 %	100 %		1.ONE STORY FRAM
291 OFFICE	1994	957	3 100	4	0 %	100 %		2.TWO STORY FRAM
344 PAVING.....	1994	16000	3 100	4	0 %	50 %		3.THREE STORY FR
22 Encl Frame Porch	1994	97	3 100	4	0 %	100 %		4.1 & 1/2 STORY
264 WAREHOUSE	1994	1584	3 100	4	0 %	100 %		5.1 & 3/4 STORY
21 Open Frame	1994	72	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 U16-004			Account 2481			Location OXHORN ROAD			Card 1		Of 1		9/25/2024			
JONES, CHRISTOPHER (TRUSTEE) WESTPORT INVESTMENT TRUST 43 READY POINT ROAD WISCASSET ME 04578 B2753P141 B5086P122						Property Data			Assessment Record							
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total			
						Tree Growth Year 0			2011	63,100	0	0	63,100			
						FARM LAND YEAR 0			2012	63,100	0	0	63,100			
						OPEN SPACE YEAR 0			2013	63,100	0	0	63,100			
Previous Owner CURTIS, THOMAS B. CURTIS, DIANE A. NEWCASTLE ME 04553 Sale Date: 12/08/2016						Zone/Land Use 21 RURAL			2014	63,100	0	0	63,100			
						Secondary Zone			2015	63,100	0	0	63,100			
									2016	63,100	0	0	63,100			
						Topography 1 Level			2017	38,400	0	0	38,400			
									2018	38,400	0	0	38,400			
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2019	38,400	0	0	38,400			
									2020	38,400	0	0	38,400			
						Utilities 1 All Public			2021	38,400	0	0	38,400			
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2022	38,400	0	0	38,400			
									2023	48,000	0	0	48,000			
						Street 1 Paved			2024	48,000	0	0	48,000			
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			Land Data							
									Front Foot		Type	Effective		Influence		Influence Codes
												Frontage	Depth	Factor	Code	
														%		
		%		2.Neighborhood A												
Inspection Witnessed By:						11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot							3.Topography			
										%		4.Size/Shape				
										%		5.Access				
										%		6.Restriction				
										%		7.Corner/Locatio				
X													8.View/Environ			
										%		9.Fract Share				
										%		Acres				
										%		30.Rear 20+				
										%		31.Waterfront Rea				
No./Date Description																

WISCASSET

Map Lot U16-004

Account 2481

Location OXHORN 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 U16-004-A			Account 1754			Location 56 OXHORN ROAD			Card 1		Of 1		9/25/2024							
RODMAN, ELIZABETH B 50 ROSETOWN ROAD TOMKINS COVE NY 10986 B6059P166						Property Data			Assessment Record											
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total							
						Tree Growth Year 0			2011	63,600	98,700	0	162,300							
						FARM LAND YEAR 0			2012	63,600	98,700	0	162,300							
						OPEN SPACE YEAR 0			2013	63,600	98,700	0	162,300							
Previous Owner ATKINSON, MARY ANN 56 OXHORN ROAD WISCASSET ME 04578 Sale Date: 11/12/2023						Zone/Land Use 21 RURAL			2014	63,600	113,300	0	176,900							
						Secondary Zone			2015	63,600	113,300	0	176,900							
									2016	63,600	120,600	0	184,200							
						Topography 1 Level			2017	63,600	120,600	0	184,200							
Previous Owner CURTIS, THOMAS B. CURTIS, DIANE A. C/O MARY ANN ATKINSON CAPE ELIZABETH ME 04107 Sale Date: 7/27/2006						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	63,600	120,600	0	184,200							
						Utilities 1 All Public			2019	63,600	120,600	20,000	164,200							
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	63,600	120,600	25,000	159,200							
						Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2021	63,600	120,600	25,000	159,200							
									2022	63,600	120,600	24,000	160,200							
						TREE GROWTH PLAN 0 CONSERV EASE 0			2023	79,500	147,500	25,000	202,000							
									2024	79,500	147,500	0	227,000							
						Land Data							Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share 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 Feet														
Square Feet																				
Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite							Fract. Acre		20	Acreage/Sites										
							21.HS Size Adj			1.00	175	%	2							
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	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							Fract. Acre		21	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		22	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		23	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		24	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		25	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		26	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		27	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		28	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		29	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		30	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		31	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		32	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		33	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		34	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		35	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		36	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		37	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		38	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		39	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		40	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		41	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		42	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		43	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		44	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		45	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		46	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		47	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		48	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		49	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		50	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		51	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		52	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		53	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		54	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		55	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		56	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		57	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		58	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		59	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		60	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		61	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
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							Fract. Acre		62	Acreage/Sites										
							22.Base Waterfron			1.00	100	%	0							
							23.Deep WF Size A			1.26	100	%	0							
							24.Base Waterfron					%								
Acres 24.Base Waterfron 25																				

WISCASSET

Map Lot U16-004-A



Account 1754

Location 56 OXHORN ROAD

Card 1

Of 1

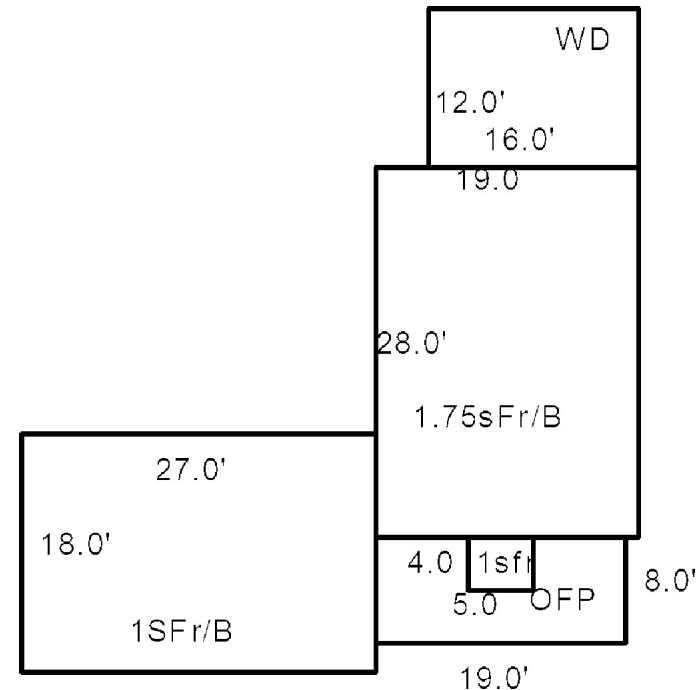
9/25/2024

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 486
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1825	# Half Baths 1	Funct. % Good 100%
Year Remodeled 2007	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 2 1/2 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 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	
15 1.75 Story/BSMT	2006	532	4 100	4	0 %	100 %		1.ONE STORY FRAM
1 ONE STORY	2007	20	3 100	4	0 %	100 %		2.TWO STORY FRAM
21 Open Frame	2007	132	3 100	4	0 %	100 %		3.THREE STORY FR
201 APT	2013	450	4 95	4	0 %	60 %		4.1 & 1/2 STORY
68 Wood Deck	2015	192	3 100	4	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U16-005			Account 1755			Location 632 BATH ROAD			Card 1 Of 1 9/25/2024							
MJD PROPERTIES LLC BRUNSWICK ME 04011 2207						Property Data			Assessment Record							
						Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total			
						Tree Growth Year 0			2011	254,600	373,000	0	627,600			
						FARM LAND YEAR 0			2012	254,600	373,000	0	627,600			
						OPEN SPACE YEAR 0			2013	254,600	373,000	0	627,600			
B3533P224						Zone/Land Use 19 COMMERCIAL			2014	254,600	373,000	0	627,600			
Previous Owner HAWKES, JR., EDWARD G. HAWKES, MARJORIE						Secondary Zone			2015	254,600	373,000	0	627,600			
						2016			254,600	373,000	0	627,600				
WISCASSET ME 04578 Sale Date: 8/12/2005						Topography 1 Level			2017	254,600	379,600	0	634,200			
						2018			254,600	379,600	0	634,200				
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2019	254,600	379,600	0	634,200			
						Utilities 1 All Public			2020	254,600	379,600	0	634,200			
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	254,600	379,600	0	634,200			
						2022			254,600	379,600	0	634,200				
						2023			270,100	403,000	0	673,100				
						Street 1 Paved			2024	270,100	403,000	0	673,100			
						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										
Sale Date 8/12/2005																
Inspection Witnessed By:						Price 275,000			Square Foot		Acres		Acres			
						Sale Type 1 Land Only					Acres					
X						1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6.					16.Regular Lot			11.Open Space		
						Financing 9 Unknown					17.Secondary Site			2.Neighborhood A		
						1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			18.Secondary Site		3.Topography					
						Validity 1 Arms Length Sale			19.Condominium		4.Size/Shape					
						1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose			20.Base Homesite		5.Access					
						Verified 5 Public Record			21.HS Size Adj		6.Restriction					
Notes:						1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			22.Base Waterfron		7.Corner/Locatio					
									23.Deep WF Size A		8.View/Environ					
									24.Base Waterfron		9.Fract Share					
									25.Shallow WF Siz		Acres					
									26.Base Water Inf		Acres					
									27.Influence W Si		Acres					
									28.Rear Land 1-10		Acres					
									29.Rear Land 11-2		Acres					
WISCASSET									Total Acreage		1.47					


WISCASSET

Map Lot U16-005

Account 1755

Location 632 BATH ROAD

Card 1 Of 1 9/25/2024

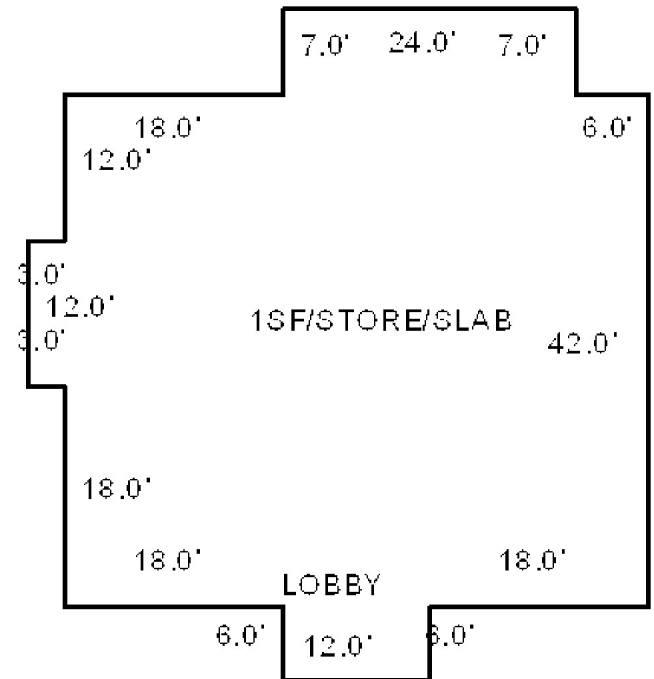
Building Style	SF Bsmt Living	Layout
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100%	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic
Dwelling Units	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 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	
231 FAST FOOD	2006	2052	4 100	8	0 %	100 %		1.ONE STORY FRAM
371 CONCRETE	2006	2092	4 100	4	0 %	100 %		2.TWO STORY FRAM
22 Encl Frame Porch	2006	72	4 100	5	0 %	100 %		3.THREE STORY FR
337 COOLER.....	2006	168	4 100	4	0 %	100 %		4.1 & 1/2 STORY
371 CONCRETE	2006	30	4 100	4	0 %	100 %		5.1 & 3/4 STORY
371 CONCRETE	2006	110	4 100	4	0 %	100 %		6.2 & 1/2 STORY
344 PAVING.....	2006	14000	3 100	4	0 %	100 %		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

DRIVE
UP



WISCASSET

WISCASSET

Map Lot U16-005-A

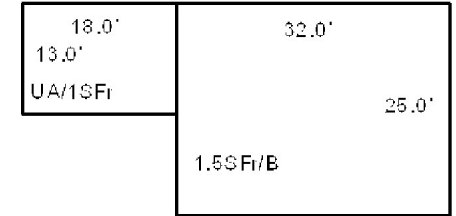
Account 1756

Location 19 OXHORN ROAD

Card 1 Of 1 9/25/2024

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 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 3 Capped Only
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 9 OTHER	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 800
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 1	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1810	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 3 Tenant
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

garage 24x36



Date Inspected 12/05/2006

Additions, Outbuildings & Improvements								Sound Value
Type	Year	Units	Grade	Cond	Phys.	Funct.		
1 ONE STORY	0	234	0 0	0	0 %	0 %		1.ONE STORY FRAM
28 Unfinished Attic	0	234	0 0	0	0 %	0 %		2.TWO STORY FRAM
23 Frame Garage	0	864	2 100	3	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U16-006			Account 1757		Location 646 BATH ROAD			Card 1 Of 1		9/25/2024	
AKABU, LTD 10 OXHORN ROAD WISCASSET ME 04578			Property Data			Assessment Record					
			Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2011	242,300	79,100	0	321,400	
			FARM LAND YEAR 0			2012	242,300	79,100	0	321,400	
			OPEN SPACE YEAR 0			2013	146,600	103,600	0	250,200	
B5742P223			Zone/Land Use 19 COMMERCIAL			2014	146,600	103,600	0	250,200	
Previous Owner SHERMAN, NORMAN P 10 OXHORN ROAD			Secondary Zone			2015	146,600	103,600	0	250,200	
						2016	146,600	103,600	0	250,200	
WISCASSET ME 04578			Topography 1 Level			2017	146,600	103,600	0	250,200	
Sale Date: 7/15/2021			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	146,600	103,600	0	250,200	
Previous Owner GETTY PETROLEUM MARKETING, INC. LEEMILT'S PETROLEUM C/O GETTY REALTY CORP. JERICO NY 11753						2019	146,600	103,600	0	250,200	
						2020	146,600	103,600	0	250,200	
Sale Date: 9/17/2012			Utilities 1 All Public			2021	146,600	103,600	0	250,200	
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2022	146,600	124,000	0	270,600	
Inspection Witnessed By:			Street 1 Paved			2023	154,700	131,500	0	286,200	
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2024	154,700	131,500	0	286,200	
			Land Data								
			Front Foot		Type	Effective		Influence		Influence Codes	
						Frontage	Depth	Factor	Code		
X			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot						1.Open Space		
							%		2.Neighborhood A		
							%		3.Topography		
							%		4.Size/Shape		
							%		5.Access		
No./Date			Description		Date Insp.				6.Restriction		
									%		7.Corner/Locatio
									%		8.View/Environ
									%		9.Fract Share
									%		Acres
Notes:			1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6.		Financing 9 Unknown 1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown		Square Feet			30.Rear 20+	
								%		31.Waterfront Rea	
								%		32.Open Space	
								%		33.RestrictEsm	
								%		34.PASTURE 1	
7/18/2022 w/ worker add M&S parts room and adjust Garage listing to "A" Garage to reflect wall height.Adjust Mezzanine to 1stFrame Commercial office. 2003-PER GETTY REALTY CHANGED NAME TO SEND FUTURE TAX BILS (C/O) 2013-Bought at auction 9/17/12 by Norman Sherman FOR \$50,000. Old part torn down and new garage added, corrected land from franchise to regular commercial pricing. New picture and assessment needed. To be used to detail WISCASSET ME, 646 BATH ROAD, 04578			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.					35.HORTICULTURAL-	
										36.Pasture 3	
										37.Softwood	
										38.Mixed Wood	
										39.Hardwood	
WISCASSET ME, 646 BATH ROAD, 04578			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 47 1.00 100 % 0 48 0.77 100 % 0					40.Wasteland	
										41.CAMP SITE	
										42.Mobile Home Si	
										43.Condo Site	
										44.Site Improve	
WISCASSET ME, 646 BATH ROAD, 04578			Total Acreage 0.77						45.CAMP SITE		
								46.PAVING/00			

Notes:

7/18/2022 w/ worker add M&S parts room and adjust Garage listing to "A" Garage to reflect wall height.Adjust Mezzanine to 1stFrame Commercial office.

2003-PER GETTY REALTY CHANGED NAME TO SEND FUTURE TAX BILS (C/O)

2013-Bought at auction 9/17/12 by Norman Sherman FOR \$50,000. Old part torn down and new garage added, corrected land from franchise to regular commercial pricing. New picture and assessment needed. To be used to detail WISCASSET compressor.

WISCASSET

Map Lot U16-006


Account 1757

Location 646 BATH ROAD

Card 1

Of 1

9/25/2024

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

Date Inspected 3/16/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
228 GARAGE FRAME	2013	1292	5 100	4	0 %	100 %		1.ONE STORY FRAM
287 OFFICE	2013	952	3 100	4	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	2021				%	%	8,000	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

Base:\$19.75

WHT: X.921

Per: X1.252

Local X 1.05

Current: X1.02

Cert Ratio: X.96

= S 23.41 Per SqFt

LC "D" Service Garage Shed

"M&S" Sect 14 Pg 32

Ave 10' Posted
10.0' 32.0'

16' Posted Repair Garage

1sFr (Office/Showroom)

34.0'

34.0'

38.0'

28.0'



Map Lot U16-007

Account 1758

Location 647 BATH ROAD

Card 1 Of 1 9/25/2024

IRVING OIL LIMITED
ATTN: CORPORATE REAL ESTATE
CALAIS ME 04619

B4755P250

Previous Owner
COBALT PROPERTIES LLC
55 UNION STREET, SUITE 700
SAINT JOHN NEW BRUNSWICK
CANADA E2L 5BL
Sale Date: 1/24/2014

Previous Owner
IRVING OIL CORPORATION

PO BOX 839
CALAIS ME 04619 9998
Sale Date: 12/22/2008

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2009-Previous owner: Irving Oil Corporation BK1074 PG277.
2014-Previous owner: Cobalt Properties, LLC BK4432 PG206.
Sold this lot and lot 8 for \$2,083,333.

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		1/24/2014	
Price			
Sale Type		2 Land & Buildings	
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing		9 Unknown	
1.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	345,000	38,600	0	383,600
2012	345,000	38,600	0	383,600
2013	345,000	38,600	0	383,600
2014	345,000	38,600	0	383,600
2015	345,000	38,600	0	383,600
2016	345,000	38,600	0	383,600
2017	345,000	38,600	0	383,600
2018	345,000	38,600	0	383,600
2019	345,000	38,600	0	383,600
2020	345,000	38,600	0	383,600
2021	345,000	38,600	0	383,600
2022	345,000	38,600	0	383,600
2023	365,100	40,900	0	406,000
2024	365,100	40,900	0	406,000

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		2.30				


WISCASSET

Map Lot U16-007

Account 1758

Location 647 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
309 CANOPY AV.....	1992	1104	3 100	4	0 %	100 %	
344 PAVING.....	1992	25000	3 100	4	0 %	50 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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



Map Lot U16-008

Account 1759

Location 639 BATH ROAD

Card 1 Of 1 9/25/2024

IRVING OIL LIMITED
ATTN: CORPORATE REAL ESTATE
CALAIS ME 04619

B4755P250

Previous Owner
COBALT PROPERTIES LLC
55 UNION STREET, SUITE 700
SAINT JOHN NEW BRUNSWICK
CANADA E2L 5BL
Sale Date: 1/24/2014

Previous Owner
IRVING OIL CORPORATION

PO BOX 839
CALAIS ME 04619 9998
Sale Date: 12/22/2008

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'15 complete interior remod adjust grade & condition.
2009-Former owner: Irving Oil Corporation BK1628 PG276.
2014-Former owner: Cobalt Properties, LLC BK4432 PG206.
1/24/2014-Sold this lot and lot 7 for \$2,083,333.

WISCASSET

Property Data

Neighborhood 200 U.S. RTE 1		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 19 COMMERCIAL		
Secondary Zone		
Topography 1 Level		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 1 All Public		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street 1 Paved		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN 0		
CONSERV EASE 0		
Sale Data		
Sale Date 1/24/2014		
Price 2,083,333		
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	334,500	530,600	0	865,100
2012	334,500	530,600	0	865,100
2013	334,500	530,600	0	865,100
2014	334,500	530,600	0	865,100
2015	334,500	722,800	0	1,057,300
2016	334,500	722,800	0	1,057,300
2017	334,500	722,800	0	1,057,300
2018	334,500	722,800	0	1,057,300
2019	334,500	722,800	0	1,057,300
2020	334,500	722,800	0	1,057,300
2021	334,500	722,800	0	1,057,300
2022	334,500	722,800	0	1,057,300
2023	354,700	766,200	0	1,120,900
2024	354,700	766,200	0	1,120,900

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		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		1.58		


WISCASSET

Map Lot U16-008

Account 1759

Location 639 BATH ROAD

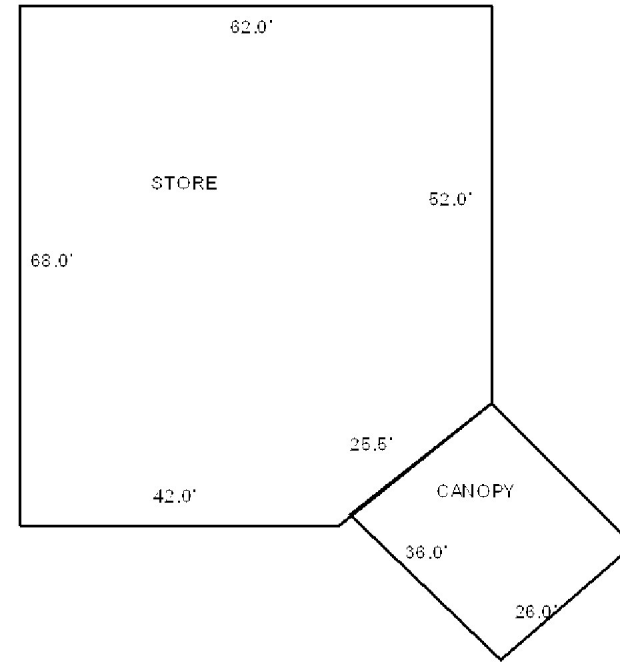
Card 1 Of 1 9/25/2024

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

Date Inspected 6/07/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
233 CONVENIENCE	1992	4096	6 100	8	0 %	100 %		1.ONE STORY FRAM
309 CANOPY AV.....	1992	936	4 100	0	0 %	100 %		2.TWO STORY FRAM
309 CANOPY AV.....	1992	2784	4 100	0	0 %	100 %		3.THREE STORY FR
309 CANOPY AV.....	1992	1104	3 100	0	0 %	100 %		4.1 & 1/2 STORY
344 PAVING.....	1992	60000	3 100	4	0 %	100 %		5.1 & 3/4 STORY
337 COOLER.....	2010	224	3 100	4	0 %	100 %		6.2 & 1/2 STORY
337 COOLER.....	2008	270	3 100	4	0 %	100 %		21.Open Frame Por
337 COOLER.....	2011	144	3 100	4	0 %	100 %		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



CANOPY 24X116



WISCASSET


WISCASSET

Map Lot U16-009-A

Account 1761

Location 611 BATH ROAD

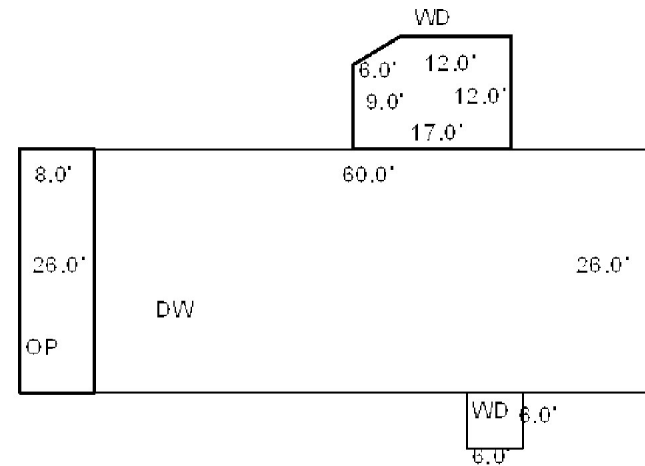
Card 1 Of 1 9/25/2024

Building Style 10 Double Wide	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 2 Fair 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1560
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1999	# Half Baths 0	Funct. % Good 80%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/05/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	1999	208	2 100	3	0 %	100 %		1.ONE STORY FRAM
155 1 ST BARN.....	0	320	2 100	4	0 %	50 %		2.TWO STORY FRAM
155 1 ST BARN.....	0	480	2 100	4	0 %	50 %		3.THREE STORY FR
68 Wood Deck	1999	196	2 100	4	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	0	36	0 0	0	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



BARN 20X24

BARN 20X16



Map Lot U16-010			Account 1762			Location 625 BATH ROAD			Card 1 Of 1			9/25/2024																																																																																																																																																																																																																																																																																																																																																																																																																																																															
SKILLIN, PEARL J WISCASSET ME 04578						Property Data			Assessment Record																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
						Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																																																																																																																																																																																																																																																																														
						Tree Growth Year 0			2011	93,200	86,800	10,000	170,000																																																																																																																																																																																																																																																																																																																																																																																																																																																														
						FARM LAND YEAR 0			2012	93,200	86,800	16,000	164,000																																																																																																																																																																																																																																																																																																																																																																																																																																																														
						OPEN SPACE YEAR 0			2013	93,200	86,800	16,000	164,000																																																																																																																																																																																																																																																																																																																																																																																																																																																														
B545P265 B3899P312						Zone/Land Use 21 RURAL			2014	93,200	86,800	16,000	164,000																																																																																																																																																																																																																																																																																																																																																																																																																																																														
Previous Owner SKILLIN, ERWIN J/T SKILLIN, PEARL						Secondary Zone			2015	93,200	86,800	16,000	164,000																																																																																																																																																																																																																																																																																																																																																																																																																																																														
									2016	93,200	86,800	21,000	159,000																																																																																																																																																																																																																																																																																																																																																																																																																																																														
						Topography 1 Level			2017	92,500	86,800	26,000	153,300																																																																																																																																																																																																																																																																																																																																																																																																																																																														
									2018	92,500	86,800	26,000	153,300																																																																																																																																																																																																																																																																																																																																																																																																																																																														
WISCASSET ME 04578 Sale Date: 8/27/2007						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2019	92,500	86,800	26,000	153,300																																																																																																																																																																																																																																																																																																																																																																																																																																																														
						Utilities 1 All Public			2020	92,500	86,800	31,000	148,300																																																																																																																																																																																																																																																																																																																																																																																																																																																														
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	92,500	86,800	31,000	148,300																																																																																																																																																																																																																																																																																																																																																																																																																																																														
									2022	92,500	86,800	29,760	149,540																																																																																																																																																																																																																																																																																																																																																																																																																																																														
									2023	115,600	108,500	31,000	193,100																																																																																																																																																																																																																																																																																																																																																																																																																																																														
						Street 1 Paved			2024	115,600	108,500	31,000	193,100																																																																																																																																																																																																																																																																																																																																																																																																																																																														
						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																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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Inspection Witnessed By:						Price			Square Foot																																																																																																																																																																																																																																																																																																																																																																																																																																																																		</

Notes:

'17 1.36 ACRES TO JEWELL BECOMES NEW LO R08 LOT22-A 2004-CORRECTED ACREAGE FROM 2.75 AC TO 2.28 PER REVISITING OF OLD DEED, BK545 PG265, CREATED NEW LOT #10A WHICH IS .59 AC.

2005-ADDED DECK

2008-Lots 9, 10, & 10A are combined and on this lot now for a total of 47.3 acres with 405' frontage. No Veteran's Exemption as Veteran's name is no longer on the property. Previous bk 1049 pg 139 on Lot 9 and bk 545 pg 265 on lot 10 A.

WISCASSET

WISCASSET

Map Lot U16-010


Account 1762

Location 625 BATH ROAD

Card 1

Of 1

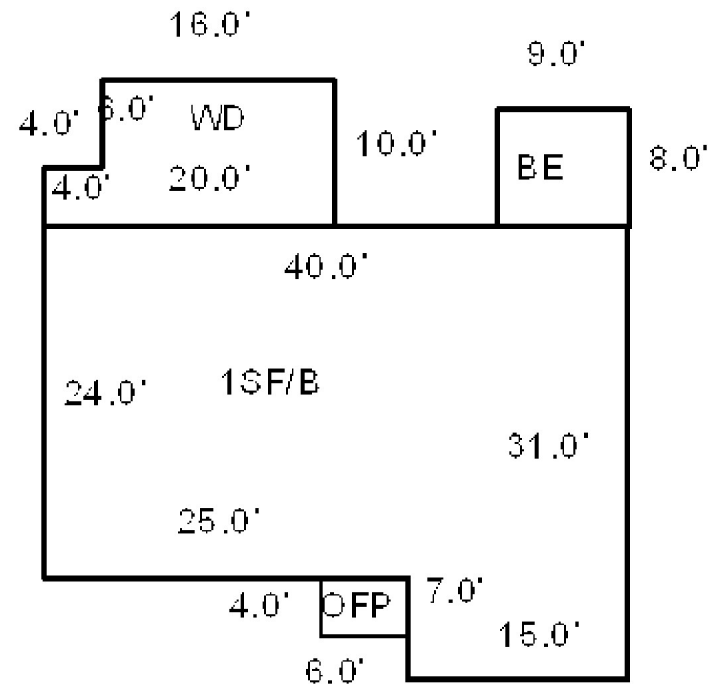
9/25/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 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) 1065
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 1956	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/16/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	20	0 0	0	0 %	0 %	
23 Frame Garage	1978	560	2 100	3	0 %	100 %	
24 Frame Shed	0	64	2 100	2	0 %	100 %	
68 Wood Deck	2005	160	3 100	4	0 %	100 %	
90 BSMT ENTRY.....	0	72	0 0	0	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Map Lot		U16-011		Account	1763	Location	605 BATH ROAD		Card	1	Of	1	9/25/2024		
GL GREEN ENTERPRISES, INC. 605 BATH ROAD WISCASSET ME 04578 B829P114 B5301P133 B5301P136						Property Data			Assessment Record						
						Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	319,500	133,600	0	453,100		
						FARM LAND YEAR 0			2012	319,500	133,600	0	453,100		
						OPEN SPACE YEAR 0			2013	319,500	133,600	0	453,100		
						Zone/Land Use 19 COMMERCIAL			2014	319,500	136,700	0	456,200		
						Secondary Zone			2015	319,500	136,700	0	456,200		
									2016	319,500	136,700	0	456,200		
						Topography 1 Level			2017	319,500	136,700	0	456,200		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	319,500	136,700	0	456,200		
2019	319,500	136,700	0	456,200											
						Utilities 1 All Public			2020	319,500	136,700	0	456,200		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	317,600	136,700	0	454,300		
									2022	317,600	136,700	0	454,300		
						Street 1 Paved			2023	335,700	170,800	0	506,500		
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2024	335,700	170,800	0	506,500		
Land Data															
Inspection Witnessed By:						Front Foot		Type	Effective		Influence		Influence Codes		
									Frontage	Depth	Factor	Code			
									11.Regular Lot					%	1.Open Space
									12.Delta Triangle					%	2.Neighborhood A
									13.Nabla Triangle					%	3.Topography
X									14.Rear Land		%	4.Size/Shape			
									15.Front Foot		%	5.Access			
											%	6.Restriction			
											%	7.Corner/Locatio			
											%	8.View/Environ			
No./Date									9.Fract Share		%	9.Fract Share			
									Acres		%	30.Rear 20+			
											%	31.Waterfront Rea			
											%	32.Open Space			
											%	33.RestrictEsm			
Description									34.PASTURE 1		%	34.PASTURE 1			
									35.HORTICULTURAL-		%	35.HORTICULTURAL-			
											%	36.Pasture 3			
											%	37.Softwood			
											%	38.Mixed Wood			
Date Insp.									39.Hardwood		%	39.Hardwood			
									40.Wasteland		%	40.Wasteland			
											%	41.CAMP SITE			
											%	42.Mobile Home Si			
											%	43.Condo Site			
Notes:										44.Site Improve		%	44.Site Improve		
										45.CAMP SITE		%	45.CAMP SITE		
										46.PAVING/00		%	46.PAVING/00		
												%			
												%			
'21 DOT taking .13 acres 2005-LAND AND BUILDINGS WERE FOUND TO BE CODED AS RESIDENTIAL LAND & BUILDINGS. CHANGED TO COMMERCIAL LAND & BUILDING USE (WHICH AFFECTED LAND VALUES MOSTLY.) 4/18/06-CODED LAND 90% FACTOR TO BE CONSISTENT WITH OPPOSITE CORNER LOCATION. 4/2010-THIS LAND HAS AT LEAST 3 CURB CUTS ONTO ROUTE #1. WISCASSET greenhouse, coded as low grade shed.						Fract. Acre		21.HS Size Adj							
								22.Base Waterfron							
								23.Deep WF Size A							
								Acres							
								24.Base Waterfron							
								25.Shallow WF Siz							
								26.Base Water Inf							
								27.Influence W Si							
								28.Rear Land 1~10							
								29.Rear Land 11~2							
								Total Acreage		3.17					

WISCASSET

Map Lot U16-011


Account 1763

Location 605 BATH ROAD

Card 1

Of 1

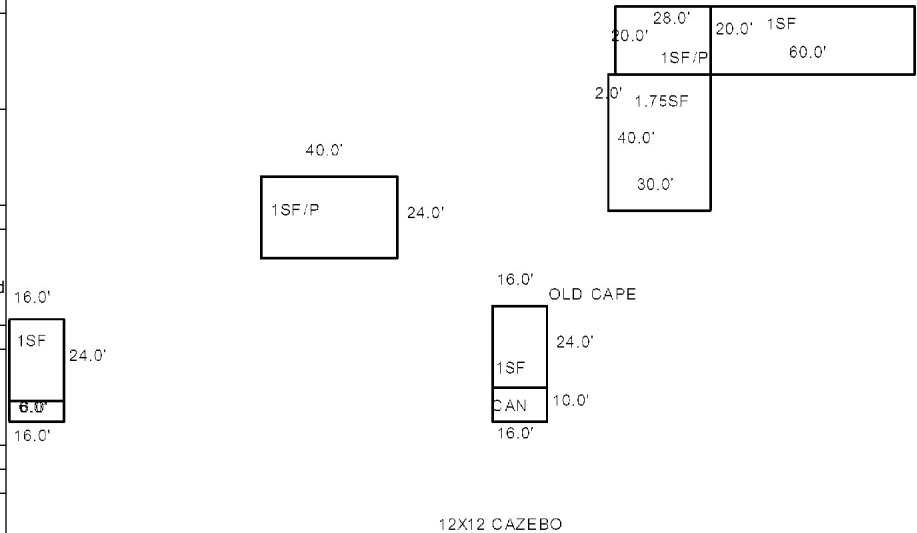
9/25/2024

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

Date Inspected 3/16/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
159 2.00 ST	1900	2960	3 100	3	0 %	100 %		1.ONE STORY FRAM
155 1 ST BARN.....	1975	384	3 100	3	0 %	100 %		2.TWO STORY FRAM
156 1.25 ST	1975	960	3 100	3	0 %	100 %		3.THREE STORY FR
155 1 ST BARN.....	1975	384	3 100	3	0 %	100 %		4.1 & 1/2 STORY
309 CANOPY AV.....	0	14	3 100	4	0 %	100 %		5.1 & 3/4 STORY
21 Open Frame	0	144	2 100	2	0 %	100 %		6.2 & 1/2 STORY
24 Frame Shed	2014	1960	2 100	1	0 %	50 %		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



REED, RANDY S REED, JEANETTE M WISCASSET ME 04578			Property Data			Assessment Record					
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2011	36,300	42,200	10,000	68,500	
			FARM LAND YEAR 0			2012	36,300	42,200	10,000	68,500	
			OPEN SPACE YEAR 0			2013	36,300	42,200	10,000	68,500	
B2016P238			Zone/Land Use 21 RURAL			2014	36,300	42,200	10,000	68,500	
			Secondary Zone			2015	36,300	42,200	10,000	68,500	
						2016	36,300	42,200	15,000	63,500	
						Topography 1 Level			2017	36,300	42,200
1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9. Utilities 1 All Public						2018	36,300	42,200	20,000	58,500	
						2019	36,300	42,200	20,000	58,500	
						2020	36,300	42,200	25,000	53,500	
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	36,300	42,200
			2022	36,300	42,200				24,000	54,500	
			Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2023	45,400	52,700	25,000	73,100	
						2024	45,400	52,700	25,000	73,100	
						Land Data					
Inspection Witnessed By:			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.C Condominium 20.Base Homesite			Square Feet					
							%				
Notes: 2009-screen house added			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								


WISCASSET

Map Lot U16-013

Account 1765

Location 26 OXHORN ROAD

Card 1 Of 1 9/25/2024

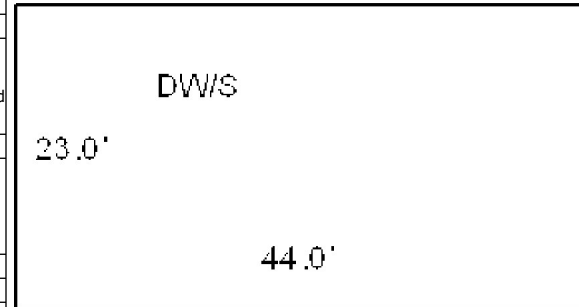
Building Style 10 Double Wide	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 2 Fair 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1012
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1994	# 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 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 1 Interior Inspect
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/05/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	1999	192	3 100	4	0 %	100 %		1.ONE STORY FRAM
21 Open Frame	2009	80	3 100	4	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

8X10 OFF & SHED 12X16



Map Lot U16-014			Account 1766			Location 58 OXHORN ROAD			Card 1 Of 2			9/25/2024			
JEWETT, LARRY S JEWETT, CAROL A WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	86,900	334,400	10,000	411,300		
						FARM LAND YEAR 0			2012	86,900	334,400	10,000	411,300		
						OPEN SPACE YEAR 0			2013	86,900	334,400	10,000	411,300		
B1986P28						Zone/Land Use 21 RURAL			2014	86,900	334,400	10,000	411,300		
						Secondary Zone			2015	86,900	334,400	10,000	411,300		
									2016	86,900	334,400	15,000	406,300		
						Topography 2 Rolling			2017	86,900	334,400	20,000	401,300		
						1.Level 4.Below St 7.Steep	2018	86,900	334,400	20,000	401,300				
						2.Rolling 5.Low 8.Rough	2019	86,900	334,400	20,000	401,300				
						3.Above St 6.Swampy 9.	2020	86,900	334,400	25,000	396,300				
						Utilities 1 All Public			2021	86,900	334,400	25,000	396,300		
						1.Public 4.Dr Well 7.Cesspool	2022	86,900	334,400	24,000	397,300				
						2.Water 5.DUG/LAKE 8.	2023	108,600	418,000	25,000	501,600				
						3.Sewer 6.Septic 9.None	2024	108,600	418,000	25,000	501,600				
						Street 1 Paved			Land Data						
						1.Paved 4.Proposed 7.	Front Foot		Type	Effective		Influence		Influence Codes	
						2.Semi Imp 5.Private 8.				Frontage	Depth	Factor	Code		
						3.Gravel 6.Pub Eas 9.NoStreet									
Inspection Witnessed By:						TREE GROWTH PLAN 0	11.Regular Lot							1.Open Space	
						CONSERV EASE 0							2.Neighborhood A		
						Sale Data							3.Topography		
						Sale Date							4.Size/Shape		
X						Price	12.Delta Triangle							5.Access	
						Sale Type							6.Restriction		
						1.Land 4.Mobile 7.							7.Corner/Locatio		
						2.L & B 5.Other 8.							8.View/Environ		
						3.Building 6. 9.	13.Nabla Triangle							9.Fract Share	
						Financing							Acres		
						1.Convent 4.Seller 7.							30.Rear 20+		
						2.FHA/VA 5.Private 8.							31.Waterfront Rea		
						3.Assumed 6.Cash 9.Unknown	14.Rear Land							32.Open Space	
						Validity							33.RestrictEsm		
						1.Valid 4.Split 7.Renovate							34.PASTURE 1		
						2.Related 5.Partial 8.Other							35.HORTICULTURAL-		
						3.Distress 6.Exempt 9.Foreclose	15.Front Foot							36.Pasture 3	
						Verified							37.Softwood		
						1.Buyer 4.Agent 7.Family							38.Mixed Wood		
						2.Seller 5.Pub Rec 8.Other							39.Hardwood		
Notes: 7/18/22 W/MRS ADD QUONSET GAR 6/9/21 NAH QUONSET INC, EST AFTER 4/1. N/C 2001-ONE STORY OVER GARAGE, (3/4 STORY WITH FULL DORMER=80% 50% REPRESENTS BARE FLOORS, UNFINISHED WORK) 2004-CORRECTED HEAT TO FHW 2009-added barn. Combined for tax purposes this lot and lot 16, acreage from 8.82 to 23.82 with 50' frontage 2010-Shed added WISCASSET						3.Lender 6.MLS 9.	20.Base Homesite							40.Wasteland	
						16. Acreage							41.CAMP SITE		
						21.HS Size Adj							42.Mobile Home Si		
						22.Base Waterfron							43.Condo Site		
WISCASSET						23.Deep WF Size A Acres	Square Foot							44.Site Improve	
						24.Base Waterfron							45.CAMP SITE		
						25.Shallow WF Siz							46.PAVING/00		
						26.Base Water Inf									
						27.Influence W Si	Total Acreage 23.82								
						28.Rear Land 1-10									
						29.Rear Land 11-2									

WISCASSET

Map Lot U16-014


Account 1766

Location 58 OXHORN ROAD

Card 1

Of 2

9/25/2024

Building Style 5 Colonial	SF Bsmt Living 504	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 3 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 1 GOOD	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 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 1 GOOD	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1008
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 9	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 3	Phys. % Good 0%
Year Built 1996	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/05/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
78 1.75 ST	0	432	0 0	0	0 %	0 %	
8 FA/1FR	0	210	0 0	0	0 %	0 %	
68 Wood Deck	1998	264	4 100	4	0 %	100 %	
93 1/2S AD/GAR.....	2000	1080	3 100	4	0 %	100 %	
63 Swimming Pool	0	1	3 100	4	99 %	100 %	
24 Frame Shed	2005	48	4 100	4	0 %	100 %	
21 Open Frame	0	30	0 0	0	0 %	0 %	
11 1	0	56	0 0	0	0 %	0 %	
96 1.50 S Barn	2008	660	3 100	4	0 %	100 %	
24 Frame Shed	2010	80	4 100	4	0 %	100 %	

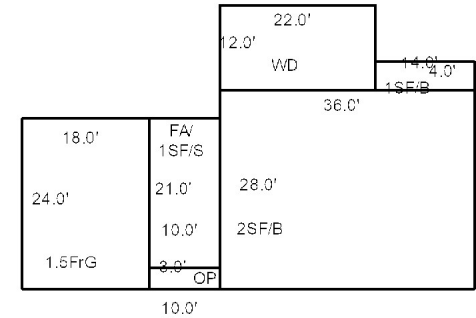
1.ONE STORY FRAM
2.TWO STORY FRAM
3.THREE STORY FR
4.1 & 1/2 STORY
5.1 & 3/4 STORY
6.2 & 1/2 STORY
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

BARN 22X30

1.75SFGARAGE 30X36

25x42 QUONSET GAR/S

IG POOL 18X30



JEWETT, LARRY S JEWETT, CAROL A WISCASSET ME 04578			Property Data			Assessment Record									
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total					
			Tree Growth Year 0			2012	0	17,000	0	17,000					
			FARM LAND YEAR 0			2013	0	17,000	0	17,000					
			OPEN SPACE YEAR 0			2014	0	17,000	0	17,000					
B1986P28			Zone/Land Use 21 RURAL			2015	0	17,000	0	17,000					
			Secondary Zone			2016	0	17,000	0	17,000					
						2017	0	17,000	0	17,000					
			Topography 2 Rolling			2018	0	17,000	0	17,000					
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2019	0	17,000	0	17,000					
						2020	0	17,000	0	17,000					
						2021	0	17,000	0	17,000					
			Utilities 1 All Public			2022	0	33,600	0	33,600					
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2023	0	38,900	0	38,900					
2024	0	38,900				0	38,900								
			Street 1 Paved			Land Data									
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet												
			TREE GROWTH PLAN 0			Front Foot		Type		Effective		Influence		Influence Codes	
			CONSERV EASE 0							Frontage	Depth	Factor	Code		
			Sale Data					11.Regular Lot						1.Open Space	
			Sale Date					12.Delta Triangle						2.Neighborhood A	
			Price					13.Nabla Triangle						3.Topography	
			Sale Type			14.Rear Land						4.Size/Shape			
			1.Land 4.Mobile 7.			15.Front Foot						5.Access			
			2.L & B 5.Other 8.			Square Foot						6.Restriction			
3.Building 6. 9.									7.Corner/Locatio						
Financing									8.View/Environ						
1.Convent 4.Seller 7.									9.Fract Share						
2.FHA/VA 5.Private 8.									Acres						
3.Assumed 6.Cash 9.Unknown							30.Rear 20+								
Validity			Fract. Acre					31.Waterfront Rea							
1.Valid 4.Split 7.Renovate								32.Open Space							
2.Related 5.Partial 8.Other								33.RestrictEsm							
3.Distress 6.Exempt 9.Foreclose								34.PASTURE 1							
Verified					21.HS Size Adj						35.HORTICULTURAL-				
1.Buyer 4.Agent 7.Family			22.Base Waterfron					36.Pasture 3							
2.Seller 5.Pub Rec 8.Other			23.Deep WF Size A					37.Softwood							
3.Lender 6.MLS 9.			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							
			28.Rear Land 1-10					43.Condo Site							
			29.Rear Land 11-2					44.Site Improve							
					Total Acreage		0.00		45.CAMP SITE						
									46.PAVING/00						


WISCASSET

Map Lot U16-014

Account 1766

Location 58 OXHORN ROAD

Card 2 Of 2 9/25/2024

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6. 9.None					2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4. 7.					2.Refusal 5.Estimate 8.		
2.Damp	5. 8.		3.Informed 6. 9.					
3.Wet	6. 9.		Information Code 0					
			1.Owner 4.Agent 7.					
			2.Relative 5.Estimate 8.					
			3.Tenant 6.Other 9.					
Date Inspected 12/05/2006								
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
1 ONE STORY	2011	240	4 100	6	0 %	100 %		3.THREE STORY FR
312 QUONSET	2021	1050	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

MOBIUS, INC. 319 MAIN STREET DAMARISCOTTA ME 04543			Property Data			Assessment Record						
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year 0			2011	63,500	259,700	10,000	313,200		
			FARM LAND YEAR 0			2012	63,500	259,700	10,000	313,200		
			OPEN SPACE YEAR 0			2013	63,500	259,700	10,000	313,200		
B2094P64 B4922P293			Zone/Land Use 21 RURAL			2014	63,500	259,700	10,000	313,200		
			Secondary Zone			2015	63,500	267,700	10,000	321,200		
						2016	63,500	317,400	0	380,900		
			Topography 1 Level			2017	63,500	317,400	380,900	0		
						2018	63,500	317,400	380,900	0		
Previous Owner CURTIS, THOMAS B. CURTIS, DIANE A.						2019	63,500	317,400	380,900	0		
						2020	63,500	317,400	380,900	0		
						2021	63,500	317,400	380,900	0		
						2022	63,500	317,400	380,900	0		
						2023	79,400	387,300	466,700	0		
WISCASSET ME 04578 Sale Date: 8/20/2015						2024	79,400	387,300	466,700	0		
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.									
			Utilities 1 All Public									
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None									
			Street 1 Paved									
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet									
			TREE GROWTH PLAN 0									
			CONSERV EASE 0									
			Sale Data									
			Sale Date 8/20/2015									
Inspection Witnessed By:			Price 369,000									
			Sale Type 2 Land & Buildings									
			1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.									
			Financing 9 Unknown									
			1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown									
X			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.									
Notes: '17 Per review late filing caused by misunderstanding exemption granted. '16 W/ house manager add Apt in Basement. '15 nah call 1sfr complete and remove one wd and add one out back. 2011-OFP now 1SF @ 70%, check in 2012. 16 x 20 deck not there yet, check in 2012.												
WISCASSET												

WISCASSET

Map Lot U16-015


Account 1767

Location 60 OXHORN ROAD

Card 1

Of 1

9/25/2024

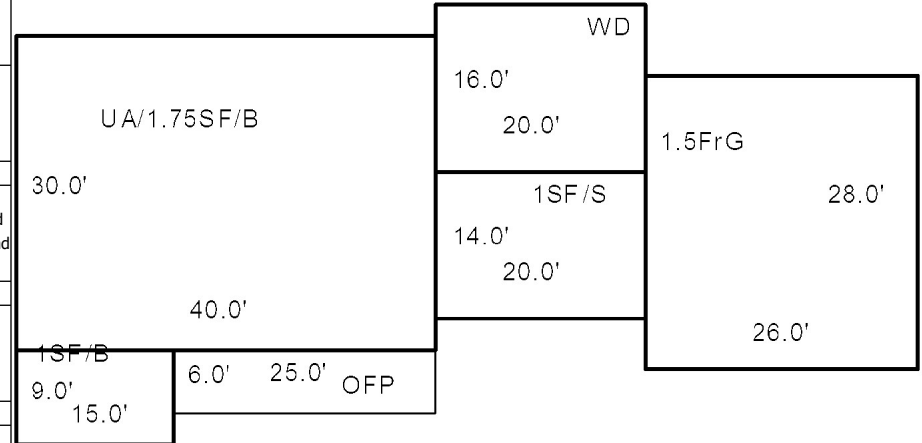
Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 5 Very Good 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) 1200
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1998	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 2 Relative
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/05/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	0	135	3 100	4	0 %	100 %	
21 Open Frame	0	150	3 100	4	0 %	100 %	
1 ONE STORY	2010	280	3 100	4	0 %	100 %	
77 1.50 ST	0	728	3 100	4	0 %	100 %	
68 Wood Deck	2014	320	9 100	4	0 %	100 %	
201 APT	2015	1000	2 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	

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



DAVIS, CHARLES DAVIS, LUCILA WISCASSET ME 04578			Property Data			Assessment Record																																																																																																																				
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total																																																																																																																
			Tree Growth Year 0			2011	38,300	72,100	0	110,400																																																																																																																
			FARM LAND YEAR 0			2012	38,300	72,100	0	110,400																																																																																																																
			OPEN SPACE YEAR 0			2013	38,300	72,100	0	110,400																																																																																																																
B2522P276			Zone/Land Use 21 RURAL			2014	38,300	72,100	0	110,400																																																																																																																
			Secondary Zone			2015	38,300	72,100	0	110,400																																																																																																																
						2016	38,300	72,100	0	110,400																																																																																																																
			Topography 2 Rolling			2017	38,300	72,100	0	110,400																																																																																																																
						1.Level 4.Below St 7.Steep	2018	38,300	72,100	0	110,400																																																																																																															
2.Rolling 5.Low 8.Rough	2019	38,300				72,100	0	110,400																																																																																																																		
3.Above St 6.Swampy 9.	2020	38,300				72,100	0	110,400																																																																																																																		
Utilities 1 All Public						2021	38,300	72,100	0	110,400																																																																																																																
1.Public 4.Dr Well 7.Cesspool	2022	38,300				72,100	0	110,400																																																																																																																		
			2.Water 5.DUG/LAKE 8.	2023	47,900	90,200	0	138,100																																																																																																																		
			3.Sewer 6.Septic 9.None	2024	47,900	90,200	0	138,100																																																																																																																		
			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			<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></tr><tr><td></td><td></td><td>%</td><td></td></tr><tr><td></td><td></td><td>%</td><td></td></tr><tr><td></td><td></td><td>%</td><td></td></tr><tr><td></td><td></td><td>%</td><td></td></tr><tr><td></td><td></td><td>%</td><td></td></tr><tr><td rowspan="8">Square Foot</td><td rowspan="8"></td><td colspan="2">Square Feet</td><td></td><td></td><td rowspan="8">Acres</td></tr><tr><td></td><td></td><td>%</td><td></td></tr><tr><td></td><td></td><td>%</td><td></td></tr><tr><td></td><td></td><td>%</td><td></td></tr><tr><td></td><td></td><td>%</td><td></td></tr><tr><td></td><td></td><td>%</td><td></td></tr><tr><td></td><td></td><td>%</td><td></td></tr><tr><td></td><td></td><td>%</td><td></td></tr><tr><td rowspan="8">Fract. Acre</td><td rowspan="8"></td><td colspan="2">Acreage/Sites</td><td></td><td></td><td rowspan="8"></td></tr><tr><td>20</td><td>1.00</td><td>100</td><td>%</td><td>0</td></tr><tr><td>21</td><td>1.00</td><td>100</td><td>%</td><td>0</td></tr><tr><td>28</td><td>1.00</td><td>100</td><td>%</td><td>0</td></tr><tr><td></td><td></td><td></td><td>%</td><td></td></tr><tr><td></td><td></td><td></td><td>%</td><td></td></tr><tr><td></td><td></td><td></td><td>%</td><td></td></tr><tr><td></td><td></td><td></td><td>%</td><td></td></tr></table>					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	28	1.00	100	%	0				%					%					%					%	
			Front Foot	Type	Effective								Influence		Influence Codes																																																																																																											
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Sale Data																																																																																																																										
Sale Date 11/01/1999																																																																																																																										
Price 30,000																																																																																																																										
Sale Type 1 Land Only																																																																																																																										
1.Land 4.Mobile 7.																																																																																																																										
2.L & B 5.Other 8.																																																																																																																										
3.Building 6. 9.																																																																																																																										
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2.FHA/VA 5.Private 8.																																																																																																																										
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2.Seller 5.Pub Rec 8.Other																																																																																																																										
3.Lender 6.MLS 9.																																																																																																																										

WISCASSET

Map Lot U16-017


Account 2109

Location 22 OXHORN ROAD

Card 1

Of 1

9/25/2024

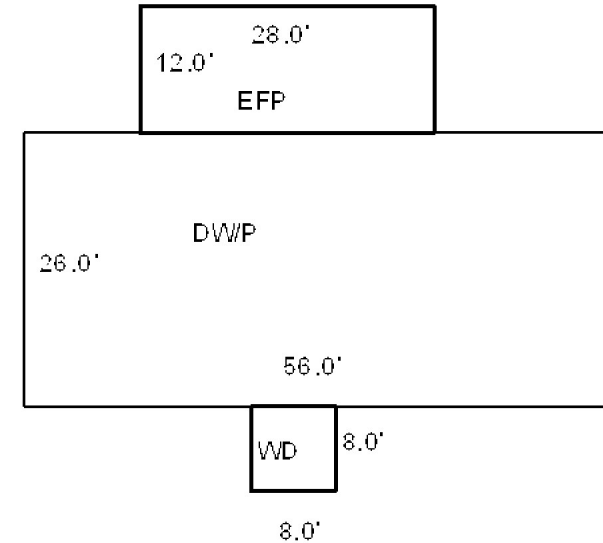
Building Style 10 Double Wide	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 2 Fair 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1568
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1998	# 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 5 Estimated
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 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/05/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	1999	64	3 100	4	0 %	100 %		1.ONE STORY FRAM
22 Encl Frame Porch	1999	336	3 100	4	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	2000	144	3 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

12X12 SHED



JUNTURA, CECILIO TOPSHAM ME 04086			Property Data			Assessment Record					
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2011	49,300	0	0	49,300	
			FARM LAND YEAR 0			2012	49,300	0	0	49,300	
			OPEN SPACE YEAR 0			2013	49,300	0	0	49,300	
B2522P278			Zone/Land Use 21 RURAL			2014	49,300	0	0	49,300	
			Secondary Zone			2015	49,300	0	0	49,300	
						2016	49,300	0	0	49,300	
			Topography 2 Rolling			2017	49,300	0	0	49,300	
						1.Level 4.Below St 7.Steep	2018	49,300	0	0	49,300
2.Rolling 5.Low 8.Rough	2019	49,300				0	0	49,300			
3.Above St 6.Swampy 9.	2020	49,300				0	0	49,300			
Utilities 1 All Public	2021	49,300				0	0	49,300			
1.Public 4.Dr Well 7.Cesspool	2022	49,300				0	0	49,300			
			2.Water 5.DUG/LAKE 8.	2023	61,600	0	0	61,600			
			3.Sewer 6.Septic 9.None	2024	61,600	0	0	61,600			
			Street 1 Paved								
			1.Paved 4.Proposed 7.								
			2.Semi Imp 5.Private 8.								
			3.Gravel 6.Pub Eas 9.NoStreet								
			TREE GROWTH PLAN 0								
			CONSERV EASE 0								
			Sale Data								
			Sale Date 11/01/1999								
X <div>Date</div>			Price 15,000			<div>Front Foot</div> <div>11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot</div> <div>Square Foot</div> <div>16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite</div> <div>Fract. Acre</div> <div>21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A</div> <div>Acres</div> <div>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</div> <div>Type</div> <div>Effective</div> <div>Frontage</div> <div>Depth</div> <div>Influence</div> <div>Factor</div> <div>Code</div> <div>Influence Codes</div> <div>1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share</div> <div>Acres</div> <div>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</div>					
			Sale Type 1 Land Only								
			1.Land 4.Mobile 7.								
			2.L & B 5.Other 8.								
			3.Building 6. 9.								
Notes: 2005-CORRECTED ACREAGE FROM 2 TO 11 ACRES. ACTUALLY THIS WAS OLD LOT 17 AND WAS MISLABELED. 2010-Sold 2.5 acres to new lot 17B per Austria survey. (this lot has 50' frontage) and also 3 acres to lot 17C which was corrected and Mr. Juntura abated the difference. A supplemental tax bill was also sent to Charles Davis for lot 17C. 2/11-This lot is now 7.5 acres.			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						Total Acreage 7.50					

WISCASSET

Map Lot U16-017-A

Account 2180

Location OXHORN ROAD

Card 1 Of 1 9/25/2024

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

JUNTURA, ADELINA H
BATH ME 04530

Property Data

Neighborhood **109 SOUTHEAST**

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	39,300	0	0	39,300
2012	39,300	0	0	39,300
2013	39,300	0	0	39,300
2014	39,300	0	0	39,300
2015	39,300	0	0	39,300
2016	39,300	0	0	39,300
2017	39,300	0	0	39,300
2018	39,300	0	0	39,300
2019	39,300	0	0	39,300
2020	39,300	0	0	39,300
2021	39,300	0	0	39,300
2022	39,300	0	0	39,300
2023	49,100	0	0	49,100
2024	49,100	0	0	49,100

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	100	%	0	37.Softwood
22.Base Waterfront	21	1.00	100	%	0	38.Mixed Wood
23.Deep WF Size A	28	1.50	100	%	0	39.Hardwood
Acres				%		40.Wasteland
24.Base Waterfront				%		41.CAMP SITE
25.Shallow WF Siz				%		42.Mobile Home Si
26.Base Water Inf				%		43.Condo Site
27.Influence W Si				%		44.Site Improve
28.Rear Land 1-10						45.CAMP SITE
29.Rear Land 11-2						46.PAVING/00
		Total Acreage		2.50		

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2010-sold 2.5 acres to Louella Austria

WISCASSET

WISCASSET

Map Lot U16-017-B

Account 2586

Location OXHORN 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

WISCASSET

Map Lot U16-017-C

Account 2593

Location OXHORN 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

WISCASSET										
Map Lot	U16-018	Account	2097	Location	654 BATH ROAD	Card	1	Of	1	9/25/2024

50.0'

LW cost D Boat Storage

100.0'

100.0'

50.0'

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
267 WAREHOUSE	2015	5000	2 100	4	0 %	50 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

JONES, DEREK J/T JONES, BRITTANY WISCASSET ME 04578			Property Data			Assessment Record					
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2011	36,900	92,300	0	129,200	
			FARM LAND YEAR 0			2012	36,900	92,300	0	129,200	
			OPEN SPACE YEAR 0			2013	36,900	92,300	0	129,200	
B4598P80 B4601P205			Zone/Land Use 21 RURAL			2014	36,900	92,300	0	129,200	
			Secondary Zone			2015	36,900	92,300	0	129,200	
						2016	36,900	105,900	0	142,800	
WISCASSET ME 04578 Sale Date: 10/15/2012			Topography 3 Above Street			2017	36,900	105,900	0	142,800	
Previous Owner ENCABO, ROLAND V. J/T ENCABO, MYRA S.			1.Level	4.Below St	7.Steep	2018	36,900	107,200	0	144,100	
			2.Rolling	5.Low	8.Rough	2019	36,900	107,900	20,000	124,800	
			3.Above St	6.Swampy	9.	2020	36,900	107,900	25,000	119,800	
1661 WORTHINGTON ROAD, SUITE 100 WEST PALM BEACH FL 33409 Sale Date: 10/15/2012			Utilities 9 NoWater/NoSewer			2021	36,900	107,900	25,000	119,800	
			1.Public	4.Dr Well	7.Cesspool	2022	36,900	107,900	24,000	120,800	
			2.Water	5.DUG/LAKE	8.	2023	46,100	134,800	25,000	155,900	
Previous Owner ERICKSON & RALPH, INC.			3.Sewer	6.Septic	9.None	2024	46,100	134,800	25,000	155,900	
			Street 1 Paved								
			1.Paved	4.Proposed	7.						
PO BOX 627 WALDOBORO ME 04572 Sale Date: 10/10/2006			2.Semi Imp	5.Private	8.						
			3.Gravel	6.Pub Eas	9.NoStreet						
Inspection Witnessed By:			TREE GROWTH PLAN 0								
			CONSERV EASE 0								
X											

WISCASSET

Map Lot U16-019

Account 2098

Location 45 OXHORN ROAD

Card 1

Of 1

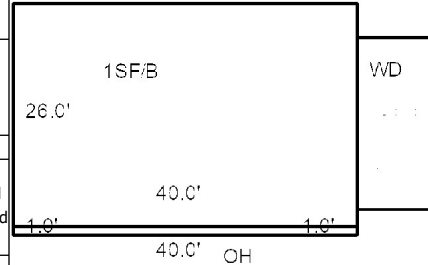
9/25/2024

Building Style 3 Raised Ranch	SF Bsmt Living 256	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 3 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 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) 1080
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 2006	# Half Baths 2	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 2	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaitn 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/05/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	2018	120	3 100	4	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	2017	200	4 100	4	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



10.0' Shed
20.0'