

Map Lot U17-001			Account 1769			Location 35 BORSKI'S WAY			Card 1		Of 1		10/05/2023				
APRIL, MORGAN ROSE APRIL, CODY JOSEPH 13 BRYDON LANE GORHAM ME 04038						Property Data			Assessment Record								
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total				
						Tree Growth Year 0			2010	65,500	234,700	0	300,200				
						FARM LAND YEAR 0			2011	65,500	234,700	10,000	290,200				
						OPEN SPACE YEAR 0			2012	65,500	234,700	10,000	290,200				
B5707P202						Zone/Land Use 21 RURAL			2013	65,500	231,200	10,000	286,700				
Previous Owner WOOD, RODNEY D WOOD, TERRY L 35 BORSKIS WAY WISCASSET ME 04578 Sale Date: 5/07/2021						Secondary Zone			2014	65,500	231,200	10,000	286,700				
						Topography 1 Level			2015	65,500	231,200	10,000	286,700				
									2016	65,500	231,200	15,000	281,700				
Previous Owner SERRANO, LUIS E						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	65,500	231,200	20,000	276,700				
									2018	65,500	231,200	20,000	276,700				
						Utilities 4 Drilled Well 6 Septic System			2019	65,500	231,200	0	296,700				
									2020	65,500	231,200	0	296,700				
									2021	65,500	231,200	0	296,700				
35 BORSKI'S WAY WISCASSET ME 04578 Sale Date: 8/20/2018						3.Sewer 6.Septic 9.None			2022	65,500	231,200	0	296,700				
						Street 1 Paved			2023	81,800	289,000	0	370,800				
						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											
						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			
									14.Rear Land					4.Size/Shape			
									15.Front Foot					5.Access			
														6.Restriction			
						Square Foot		Square Feet				Acres					
Notes: 4/10/03-DISCOVERED ONLY ASSESSED AT 50%. CHANGED TO 100% AND BROKE DOWN ACREAGE TO BE #21 - 4.00 ACRES AT 100% AND #28 - 3.81 ACRES AT 100%. KEPT THE CODE 6 FOR RESTRICTIONS TO THE PROPERTY-SUBDIVISION. 2004-PREVIOUS OWNER: BILL WHORFF BK2369 PG134 2004-PREVIOUS OWNER: KEPRAN, LLC BK3086 PG128 SOLD 4.7 AC TO LOTS 1M AND 1N 2004-NEW HOUSE AND DECK ON THIS LOT Previous Owner: Bruce & Carla Pierce BK3201 PG207, bought in 2003 for \$274,000. Adjusted condition down						Fract. Acre		Acreage/Sites				35.HORTICULTURAL-					
								20	1.00	175 %	2	36.Pasture 3					
								21	1.00	100 %	0	37.Softwood					
								28	2.20	100 %	0	38.Mixed Wood					
										%		39.Hardwood					
										%		40.Wasteland					
										%		41.CAMP SITE					
										%		42.Mobile Home Si					
						Total Acreage 3.20						43.Condo Site					
												44.Site Improve					
												45.CAMP SITE					
												46.PAVING/00					

WISCASSET

Map Lot U17-001


Account 1769

Location 35 BORSKI'S WAY

Card 1

Of 1

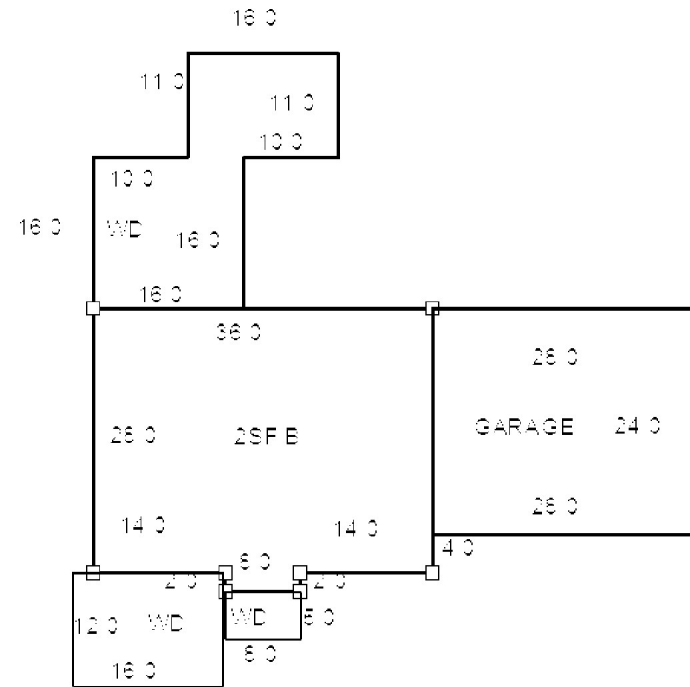
10/05/2023

Building Style 5 Colonial	SF Bsmt Living 756	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 4 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 9	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 100% 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 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 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1008
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 2003	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
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 6/01/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	2003	672	4 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	2003	432	4 100	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	2009	224	3 100	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	2009	40	3 100	4	0 %	100 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot		U17-001-A	Account	1770	Location	670 BATH ROAD		Card	1	Of	1	10/05/2023	
RUHLE & SONS C/O CPTS WALNUT CREEK CA 94596 B3361P125					Property Data		Assessment Record						
					Neighborhood 200 U.S. RTE 1		Year	Land	Buildings	Exempt	Total		
					Tree Growth Year 0		2010	1,515,000	3,434,300	0	4,949,300		
					FARM LAND YEAR 0		2011	1,515,000	3,434,300	0	4,949,300		
					OPEN SPACE YEAR 0		2012	1,515,000	3,434,300	0	4,949,300		
Previous Owner SEA WISCASSET LLC. C/O SAMUELS & ASSOCIATES 333 NEWBURY STREET BOSTON MA 02115 Sale Date: 9/15/2004					Zone/Land Use 19 COMMERCIAL		2013	1,515,000	3,434,300	0	4,949,300		
					Secondary Zone		2014	1,515,000	3,434,300	0	4,949,300		
							2015	1,515,000	3,434,300	0	4,949,300		
					Topography 1 Level		2016	1,515,000	3,434,300	0	4,949,300		
					1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2017	1,515,000	3,434,300	0	4,949,300		
2018	1,515,000	3,434,300	0	4,949,300									
2019	1,515,000	3,434,300	0	4,949,300									
Previous Owner WISCASSET COMMERCIAL ASSOCIATED LIMITED PARTNERSHIP FARMINGTON CT 06032 Sale Date: 11/15/2002					Utilities 1 All Public		2020	1,515,000	3,434,300	0	4,949,300		
					1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2021	1,515,000	3,434,300	0	4,949,300		
							2022	1,515,000	3,434,300	0	4,949,300		
Inspection Witnessed By: 													


WISCASSET

Map Lot U17-001-A

Account 1770

Location 670 BATH ROAD

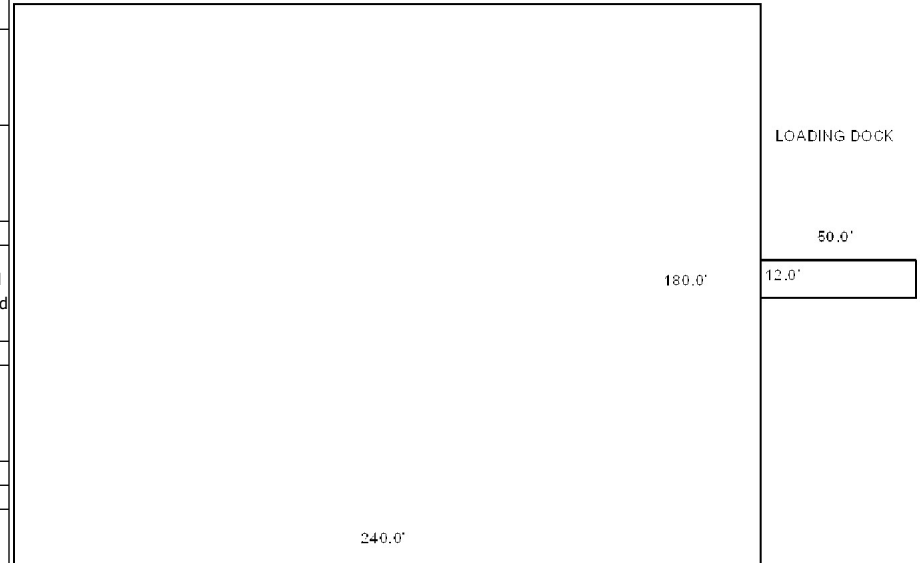
Card 1 Of 1 10/05/2023

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 100%	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 3/20/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
220 STORE	1980	43200	3 100	4	0 %	100 %		1.ONE STORY FRAM
252 COV LOAD	0	7200	3 100	4	0 %	100 %		2.TWO STORY FRAM
22 Encl Frame Porch	0	440	3 100	4	0 %	100 %		3.THREE STORY FR
21 Open Frame	0	231	3 100	4	0 %	100 %		4.1 & 1/2 STORY
344 PAVING.....	0	65340	3 100	4	0 %	50 %		5.1 & 3/4 STORY
346	0	432	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		U17-001-B		Account		2108		Location		4 BORSKI'S WAY		Card		1		Of		1		10/05/2023					
SCHUTTE, FRANK N J/T SCHUTTE, VANESSA J WISCASSET ME 04578				Property Data				Assessment Record																	
				Neighborhood				109 SOUTHEAST		Year		Land		Buildings		Exempt		Total							
				Tree Growth Year				0		2010		54,500		189,300		0		243,800							
				FARM LAND YEAR				0		2011		54,500		189,300		0		243,800							
B3352P315				OPEN SPACE YEAR				0		2012		54,500		208,500		0		263,000							
Previous Owner BURCH, DWAYNE C.				Zone/Land Use				21 RURAL		2013		54,500		208,500		0		263,000							
				Secondary Zone				2014		54,500		208,500		0		263,000									
								2015		54,500		209,500		0		264,000									
				Topography				2 Rolling		2016		54,500		209,500		0		264,000							
				373 MAIN STREET BRUNSWICK ME 04011 Sale Date: 8/27/2004				1.Level		4.Below St		7.Steep		2017		54,500		209,500		0		264,000			
2.Rolling		5.Low						8.Rough		2018		54,500		212,700		0		267,200							
3.Above St		6.Swampy						9.		2019		54,500		212,700		0		267,200							
Utilities								4 Drilled Well		6 Septic System		2020		54,500		212,700		0		267,200					
1.Public		4.Dr Well						7.Cesspool		2021		54,500		212,700		0		267,200							
2.Water		5.DUG/LAKE		8.		2022		54,500		216,500		0		271,000											
3.Sewer		6.Septic		9.None		2023		68,100		270,400		0		338,500											
Inspection Witnessed By:				Street				1 Paved		Land Data															
				1.Paved		4.Proposed		7.		Front Foot		Type		Effective		Influence		Influence Codes							
				2.Semi Imp		5.Private		8.						Frontage		Depth				Factor		Code			
				3.Gravel		6.Pub Eas		9.NoStreet						11.Regular Lot										1.Open Space	
				TREE GROWTH PLAN		0		12.Delta Triangle														2.Neighborhood A			
				CONSERV EASE				0		13.Nabla Triangle								3.Topography							
				Sale Data				Sale Date		8/27/2004		14.Rear Land								4.Size/Shape					
								Price		40,000		15.Front Foot								5.Access					
				X		Date		Sale Type		1 Land Only		Square Foot		Square Feet						6.Restriction					
No./Date		Description		Date Insp.		16.Regular Lot												7.Corner/Locatio							
						17.Secondary Site												8.View/Environ							
						18.Secondary Site												9.Fract Share							
				Financing		9 Unknown		19.Condominium								30.Rear 20+									
Notes: 7/18/22 NAH ADD SHED '18 add wd & op '15 add att shed to back of garage. 2002-FORMER OWNER BILL WHORFF, INC. MR. BURCH BOUGHT ALL 6 LOTS FOR A TOTAL OF \$147,500. PREVIOUS BK2797 PG114, BK2369 PG134. 4/10/03-DISCOVERED ONLY ASSESSED AT 50%. CHANGED TO 100% AND DELETED ANY INDFLUENCE CODE. 2005-FORMER OWNER: DWAYNE C. BURCH BK2797 PG118 WISCASSET		1.Convent		4.Seller		7.		20.Base Homesite								31.Waterfront Rea									
		2.FHA/VA		5.Private		8.		Fract. Acre		Acreage/Sites						32.Open Space									
		3.Assumed		6.Cash		9.Unknown												33.RestrictEsm							
		Validity				1 Arms Length Sale												34.PASTURE 1							
		1.Valid		4.Split		7.Renovate						21.HS Size Adj		20		1.00		150		% 0					
		2.Related		5.Partial		8.Other		22.Base Waterfron		21		1.00		100		% 0									
		3.Distress		6.Exempt		9.Foreclose		23.Deep WF Size A		28		0.83		100		% 0									
		Verified				5 Public Record		24.Base Waterfron										35.HORTICULTURAL-							
		1.Buyer		4.Agent		7.Family		25.Shallow WF Siz										36.Pasture 3							
		2.Seller		5.Pub Rec		8.Other		26.Base Water Inf										37.Softwood							
3.Lender		6.MLS		9.		27.Influence W Si										38.Mixed Wood									
						28.Rear Land 1-10										39.Hardwood									
						29.Rear Land 11-2										40.Wasteland									
										Total Acreage		1.83		41.CAMP SITE											
														42.Mobile Home Si											
														43.Condo Site											
														44.Site Improve											
														45.CAMP SITE											
														46.PAVING/00											

WISCASSET

Map Lot U17-001-B


Account 2108

Location 4 BORSKI'S WAY

Card 1

Of 1

10/05/2023

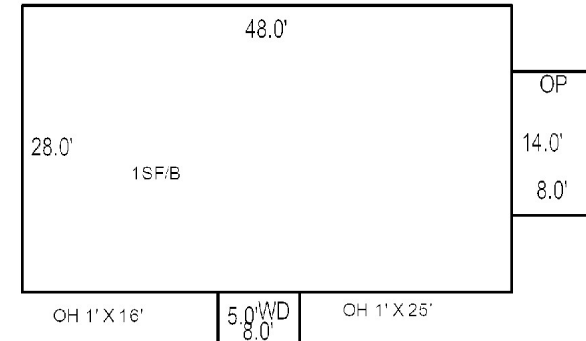
Building Style 3 Raised Ranch	SF Bsmt Living 1008	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 9 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 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 100% 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 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 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1344
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 2004	# 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 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
26 1SFr Overhang	2004	41	0 0	0	0 %	100 %	
24 Frame Shed	2006	120	1 100	4	0 %	100 %	
24 Frame Shed	2006	100	1 100	4	0 %	100 %	
23 Frame Garage	2011	768	3 100	4	0 %	100 %	
24 Frame Shed	2014				%	%	1,000
68 Wood Deck	2017	40	9 100	4	0 %	100 %	
21 Open Frame	2017	112	9 100	4	0 %	100 %	
24 Frame Shed	2021	672	3 100	4	0 %	100 %	
					%	%	
					%	%	

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



Map Lot		U17-001-C		Account	2107	Location	10 BORSKI'S WAY		Card	1	Of	1	10/05/2023										
KING, KATHERYN L WISCASSET ME 04578						Property Data			Assessment Record														
						Neighborhood			109 SOUTHEAST			Year	Land		Buildings		Exempt	Total					
						Tree Growth Year			0			2010	64,100		189,400		10,000	243,500					
						FARM LAND YEAR			0			2011	64,100		189,400		10,000	243,500					
B3021P157						OPEN SPACE YEAR			0			2012	64,100		189,400		10,000	243,500					
						Zone/Land Use			21 RURAL			2013	64,100		189,400		10,000	243,500					
Previous Owner BURCH, DWAYNE C. 373 MAIN STREET BRUNSWICK ME 04011 Sale Date: 3/17/2003						Secondary Zone			2014	64,100		189,400		10,000	243,500								
									2015	64,100		189,400		10,000	243,500								
						Topography			2 Rolling			2016	64,100		189,400		15,000	238,500					
						1.Level			4.Below St			7.Steep			2017	64,100		189,400		20,000	233,500		
						2.Rolling			5.Low			8.Rough			2018	64,100		189,400		20,000	233,500		
						3.Above St			6.Swampy			9.			2019	64,100		189,400		20,000	233,500		
						Utilities			4 Drilled Well			6 Septic System			2020	64,100		189,400		25,000	228,500		
						1.Public			4.Dr Well			7.Cesspool			2021	64,100		189,400		25,000	228,500		
						2.Water			5.DUG/LAKE			8.			2022	64,100		189,400		24,000	229,500		
						3.Sewer			6.Septic			9.None			2023	80,100		236,800		25,000	291,900		
Inspection Witnessed By:						Street			1 Paved			Land Data											
						1.Paved			4.Proposed			7.			Front Foot		Type	Effective		Influence		Influence Codes	
						2.Semi Imp			5.Private			8.						Frontage	Depth	Factor	Code		
						3.Gravel			6.Pub Eas			9.NoStreet			11.Regular Lot							1.Open Space	
X						TREE GROWTH PLAN			0			12.Delta Triangle						2.Neighborhood A					
						CONSERV EASE			0			13.Nabla Triangle								3.Topography			
						Sale Data			Sale Date			3/17/2003			14.Rear Land						4.Size/Shape		
									Price			38,000			15.Front Foot							5.Access	
						Sale Type			1 Land Only			Square Foot		Square Feet								6.Restriction	
1.Land			4.Mobile			7.		16.Regular Lot									7.Corner/Locatio						
No./Date						2.L & B			5.Other			8.			17.Secondary Site					8.View/Environ			
						3.Building			6.			9.			18.Secondary Site							9.Fract Share	
						Financing			9 Unknown			19.Condominium										Acres	
						1.Convent			4.Seller			7.			20.Base Homesite							30.Rear 20+	
						2.FHA/VA			5.Private			8.			Fract. Acre		Acreage/Sites						31.Waterfront Rea
3.Assumed			6.Cash			9.Unknown			21.HS Size Adj	20	1.00	175	%	2			32.Open Space						
Notes:						Validity			1 Arms Length Sale			22.Base Waterfron	21	1.00	100	%	0	33.RestrictEsm					
						1.Valid			4.Split			7.Renovate			23.Deep WF Size A	28	1.50	100	%	0	34.PASTURE 1		
						2.Related			5.Partial			8.Other			Acres							35.HORTICULTURAL-	
						3.Distress			6.Exempt			9.Foreclose					24.Base Waterfron						36.Pasture 3
						Verified			5 Public Record			25.Shallow WF Siz										37.Softwood	
2002-FORMER OWNER: BILL WHORFF, INC. PREVIOUS BK2797 PG114, BK2369 PG134. MR. BURCH BOUGHT ALL 6 LOTS FOR \$147,500. 4/10/03-PUT LAND TO 100% AND DELETED THE INFLUENCE CODE. 2003-FORMER OWNER: DWAYNE C. BURCH BK2797 PG118 2005-REMOVED 62 SF DECK AS PART OF OPEN FRAME PORCH AND REMOVED 48 SF DECK AS ONLY A STEP.						1.Buyer			4.Agent			7.Family			26.Base Water Inf						38.Mixed Wood		
						2.Seller			5.Pub Rec			8.Other			27.Influence W Si								39.Hardwood
						3.Lender			6.MLS			9.			28.Rear Land 1-10								40.Wasteland
															29.Rear Land 11-2								41.CAMP SITE
															Total Acreage		2.50						
																		43.Condo Site					
WISCASSET																			44.Site Improve				
																						45.CAMP SITE	
																			46.PAVING/00				


WISCASSET

Map Lot U17-001-C

Account 2107

Location 10 BORSKI'S WAY

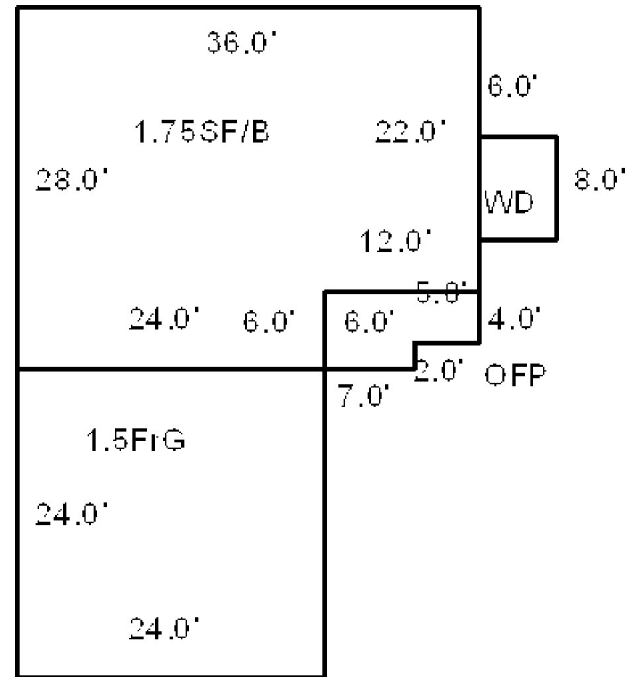
Card 1 Of 1 10/05/2023

Building Style 7 Modern/Contemp.	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 9	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 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 100% 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 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) 792
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 7	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 2003	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 1	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
77 1.50 ST	2003	576	0 0	0	0 %	100 %		1.ONE STORY FRAM
21 Open Frame	2003	62	0 0	0	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot		U17-001-D	Account	2106	Location	20 BORSKI'S WAY		Card	1	Of	1	10/05/2023			
MCGIVERN, MAURA FORD, MICHAEL T 20 BORSKI'S WAY WISCASSET ME 04578 B5870P83					Property Data		Assessment Record								
					Neighborhood 109 SOUTHEAST		Year	Land	Buildings	Exempt	Total				
					Tree Growth Year 0		2010	42,400	0	0	42,400				
					FARM LAND YEAR 0		2011	42,400	0	0	42,400				
					OPEN SPACE YEAR 0		2012	42,400	0	0	42,400				
Previous Owner KEEFE, ANTHONY P 73 MIDDLE ROAD WOOLWICH ME 04579 Sale Date: 6/07/2021					Zone/Land Use 21 RURAL		2013	42,400	0	0	42,400				
					Secondary Zone		2014	42,400	0	0	42,400				
							2015	42,400	0	0	42,400				
					Topography 2 Rolling		2016	42,400	0	0	42,400				
					1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2017	42,400	0	0	42,400				
2018	42,400	0	0	42,400											
Previous Owner BURCH, DWAYNE C. 373 MAIN STREET BRUNSWICK ME 04011 Sale Date: 1/13/2008					Utilities 4 Drilled Well 6 Septic System		2019	42,400	0	0	42,400				
					1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2020	42,400	0	0	42,400				
							2021	42,400	88,900	0	131,300				
					Street 1 Paved		2022	42,400	222,200	0	264,600				
					1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet		2023	53,000	277,800	0	330,800				
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					Square Foot							4.Size/Shape			
												5.Access			
												6.Restriction			
												7.Corner/Locatio			
												8.View/Environ			
No./Date												9.Fract Share			
												Acres			
												30.Rear 20+			
												31.Waterfront Rea			
												32.Open Space			
Description												33.RestrictEsm			
												34.PASTURE 1			
												35.HORTICULTURAL-			
												36.Pasture 3			
												37.Softwood			
Date Insp.												38.Mixed Wood			
												39.Hardwood			
												40.Wasteland			
												41.CAMP SITE			
												42.Mobile Home Si			
Notes:												43.Condo Site			
												44.Site Improve			
												45.CAMP SITE			
												46.PAVING/00			
7/18/22 PER '21 NOTE CALL COMP + MVR 6/15/21 W/MR&MRS M&L INC NEW HOUSE. 2002-FORMER OWNER: BILL WHORFF, INC. PREVIOUS BK2797 PG114, BK2369 PG134. MR. BURCH BOUGHT ALL 6 LOTS FOR \$147,500. 4/10/03-PUT LAND AT 100% AND DELETED ACCESS CODE. 2008-Former owner: Dwayne Burch BK2797 PG118 who sold to Anthony Keefe.															
WISCASSET															

WISCASSET

Map Lot U17-001-D

Account 2106

Location 20 BORSKI'S WAY

Card 1

Of 1

10/05/2023

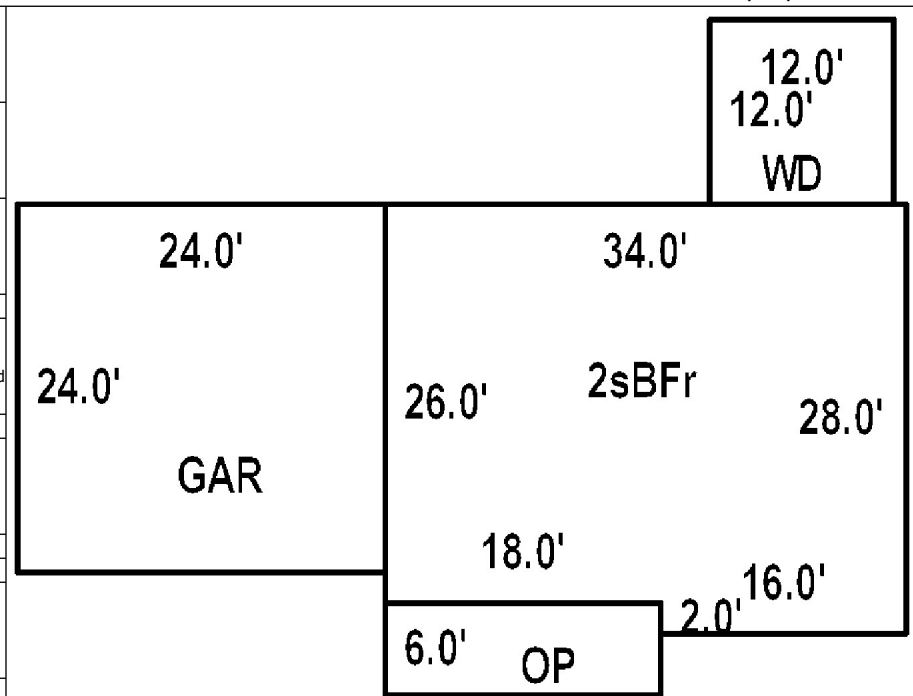
Building Style 5 Colonial	SF Bsmt Living 800	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 9 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 3 Heat Pump	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 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 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 916
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 3	Phys. % Good 0%
Year Built 2020	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 1	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 4 Unoccupied
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	108	0 0	0	0 %	0 %	
23 Frame Garage	0	576	0 0	0	0 %	0 %	
68 Wood Deck	0	144	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- 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		U17-001-E	Account	2105	Location	22 BORSKI'S WAY		Card	1	Of	1	10/05/2023		
CREATINI, STEFANO G CREATINI, TESSA 22 BORSKI'S WAY WISCASSET ME 04578 B5865P144					Property Data		Assessment Record							
					Neighborhood 109 SOUTHEAST		Year	Land	Buildings	Exempt	Total			
					Tree Growth Year 0		2010	63,400	219,600	0	283,000			
					FARM LAND YEAR 0		2011	63,400	219,600	0	283,000			
					OPEN SPACE YEAR 0		2012	63,400	219,600	0	283,000			
Previous Owner STAMOULI, MICHAEL A J/T STAMOULI, DONNA D 501 OAK BLUFF COURT MORICHES NY 11955 Sale Date: 3/28/2022					Zone/Land Use 21 RURAL		2013	63,400	219,600	0	283,000			
					Secondary Zone		2014	63,400	219,600	0	283,000			
							2015	63,400	219,600	0	283,000			
					Topography 2 Rolling		2016	63,400	219,600	0	283,000			
					1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2017	63,400	219,600	0	283,000			
2018	63,400	219,600	0	283,000										
2019	63,400	219,600	0	283,000										
Previous Owner BURCH, DWAYNE C. 373 MAIN STREET BRUNSWICK ME 04011 Sale Date: 12/08/2004					Utilities 4 Drilled Well 6 Septic System		2020	63,400	219,600	0	283,000			
							2021	63,400	219,600	0	283,000			
							2022	63,400	219,600	0	283,000			
Inspection Witnessed By:					Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet		2023	79,300	274,400	0	353,700			
							Land Data							
							Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00
										Frontage	Depth	Factor	Code	
												%		
		%												
X No./DateDescriptionDate Insp.					Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Square Feet							
								%						
								%						
								%						
								%						
Notes: 2002-FORMER OWNER: BILL WHORFF, INC. PREVIOUS BK2797 PG114, BK2369 PG134. MR. BURCH BOUGHT ALL 6 LOTS FOR \$147,500. 4/10/03-CHANGED LAND TO 100% AND DELETED ACCESS CODE. 2005-FORMER OWNER: DWAYNE BURCH BK2797 PG118 2006-NEW HOUSE ADDED 4 BEDROOMS, 3 BATHS. ADD 24 X 24 1.5 STORY GARAGE IN 2007. CHECK FOR BACK DECK IN 2007. PER OWNER: 1/2 BASEMENT FINISHED, BATH BEING WISCASSET 2006, CHECK IN 2007.					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	175	%	2			
							21	1.00	100	%	0			
							28	1.19	100	%	0			
					Verified 5 Public Record 1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.				%					
									%					
									%					
							Total Acreage		2.19					


WISCASSET

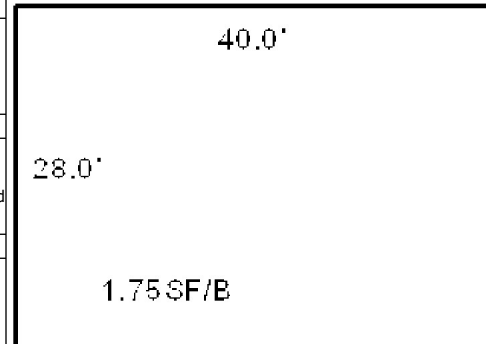
Map Lot U17-001-E

Account 2105

Location 22 BORSKI'S WAY

Card 1 Of 1 10/05/2023

Building Style 4 Cape Cod	SF Bsmt Living 900	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 9 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 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 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 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) 1120
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 4	Phys. % Good 0%
Year Built 2005	# 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.



GARAGE 24X24

Date Inspected 3/27/2007

Additions, Outbuildings & Improvements								Sound Value
Type	Year	Units	Grade	Cond	Phys.	Funct.		
23 Frame Garage	2005	576	3 100	4	0 %	100 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot		U17-001-F		Account		2104		Location		26 BORSKI'S WAY		Card		1		Of		1		10/05/2023	
HOLLAND, AMY HOLLAND, DOUGLASS 26 BORSKI'S WAY WISCASSET ME 04578 B5680P75				Property Data				Assessment Record													
				Neighborhood 109 SOUTHEAST				Year		Land		Buildings		Exempt		Total					
								2010		63,100		198,500		0		261,600					
				Tree Growth Year 0				2011		63,100		198,500		0		261,600					
				FARM LAND YEAR 0				2012		63,100		198,500		0		261,600					
OPEN SPACE YEAR 0				2013		63,100		198,500		0		261,600									
Previous Owner SCHMIDT, MICHAEL E(TRUSTEE) SCHMIDT, GAYLE M(TRUSTEE) SCHMIDT LIVING TRUST WISCASSET ME 04578 Sale Date: 3/19/2021				Zone/Land Use 21 RURAL				2014		63,100		198,500		0		261,600					
				Secondary Zone				2015		63,100		198,500		0		261,600					
Previous Owner HALLMARK HOMES, CORP.				Topography 2 Rolling				2016		63,100		198,500		0		261,600					
								2017		63,100		198,500		0		261,600					
TOPSHAM ME 04086 Sale Date: 11/24/2004				1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.				2018		63,100		198,500		0		261,600					
								2019		63,100		198,500		0		261,600					
Previous Owner BURCH, DWAYNE C.				Utilities 4 Drilled Well 6 Septic System				2020		63,100		198,500		0		261,600					
								2021		63,100		198,500		0		261,600					
373 MAIN STREET BRUNSWICK ME 04011 Sale Date: 6/22/2004				1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None				2022		63,100		198,500		24,000		237,600					
								2023		78,900		248,100		25,000		302,000					
Inspection Witnessed By:				Street 1 Paved				Land Data													
								Front Foot		Type		Effective		Influence		Influence Codes					
X				Date				11.Regular Lot		Frontage		Depth		Factor		Code		1.Open Space			
								12.Delta Triangle						%				2.Neighborhood A			
No./Date				Description				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				Acres							
								9.Fract Share													
								16.Regular Lot				%		30.Rear 20+							
								17.Secondary Site				%		31.Waterfront Rea							
								18.Secondary Site				%		32.Open Space							
								19.Condominium				%		33.RestrictEsm							
								20.Base Homesite				%		34.PASTURE 1							
								Fract. Acre				Acreage/Sites				35.HORTICULTURAL-					
Notes:				Validity 1 Arms Length Sale				21.HS Size Adj		20		1.00		175 %		2		36.Pasture 3			
								22.Base Waterfron		21		1.00		100 %		0		37.Softwood			
2002-FORMER OWNER: BILL WHORFF, INC. PREVIOUS BK2797 PG114, BK2369 PG134. MR. BURCH BOUGHT ALL 6 LOTS FOR \$147,500. 4/10/03-CHANGED LAND TO 100% AND DELETED ACCESS CODE				1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose				23.Deep WF Size A		28		1.04		100 %		0		38.Mixed Wood			
								Acres				%		39.Hardwood							
2005-FORMER OWNER: DWAYNE BURCH BK2797 PG118 WHO SOLD TO HALLMARK HOMES, CORP. BK3319 PG37 ON 07/02/04 FOR \$39,900.				Verified 5 Public Record				24.Base Waterfron						%				40.Wasteland			
								25.Shallow WF Siz				%				41.CAMP SITE					
WISCASSET				1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.				26.Base Water Inf						%				42.Mobile Home Si			
								27.Influence W Si				%				43.Condo Site					
								28.Rear Land 1-10						%				44.Site Improve			
								29.Rear Land 11-2						%		45.CAMP SITE					
								Total Acreage		2.04								46.PAVING/00			

WISCASSET

Map Lot U17-001-F


Account 2104

Location 26 BORSKI'S WAY

Card 1

Of 1

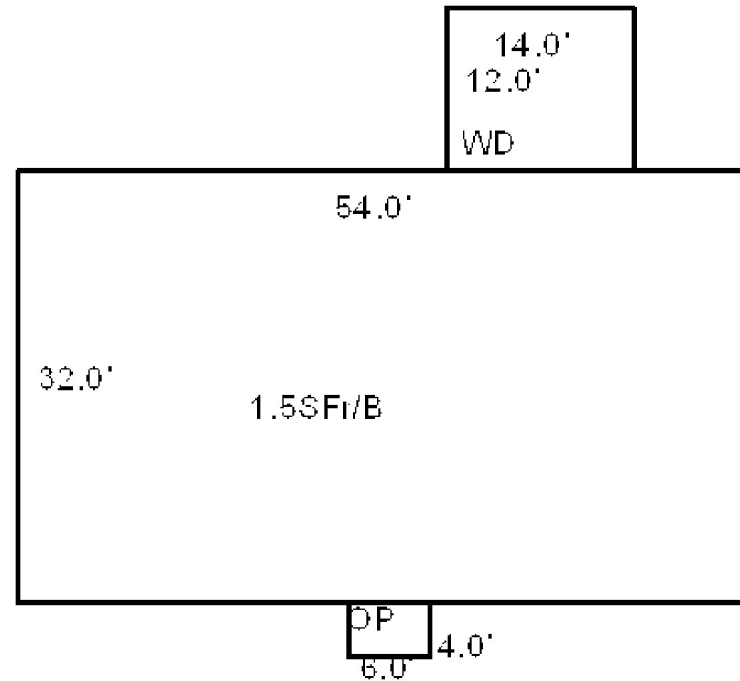
10/05/2023

Building Style 4 Cape Cod	SF Bsmt Living 375	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 9 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 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 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 100% 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 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) 1738
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 2004	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 2		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/15/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	24	0 0	0	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	0	168	0 0	0	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot		U17-001-G	Account	2103	Location	28 BORSKI'S WAY		Card	1	Of	1	10/05/2023				
LOYOLA, MARIA Q LOYOLA, EDGAR C 28 BORSKIS WAY WISCASSET ME 04578 B5365P110 Previous Owner JOHNSON, MARK C 1014 BEAVER CREEK DR WEBSTER NY 14580 Sale Date: 2/08/2019 Previous Owner RAEDEL, THEODORE L. S. J/T RAEDEL, MELISSA E. H. WISCASSET ME 04578 Sale Date: 5/01/2017 Previous Owner BT VENTURES, INC. PO BOX 99 TOPSHAM ME 04086 Sale Date: 5/13/2004					Property Data		Assessment Record									
					Neighborhood 109 SOUTHEAST		Year	Land	Buildings	Exempt	Total					
					Tree Growth Year 0		2010	61,300	203,400	10,000	254,700					
					FARM LAND YEAR 0		2011	61,300	203,400	10,000	254,700					
					OPEN SPACE YEAR 0		2012	61,300	203,400	10,000	254,700					
Previous Owner JOHNSON, MARK C 1014 BEAVER CREEK DR WEBSTER NY 14580 Sale Date: 2/08/2019 Previous Owner RAEDEL, THEODORE L. S. J/T RAEDEL, MELISSA E. H. WISCASSET ME 04578 Sale Date: 5/01/2017 Previous Owner BT VENTURES, INC. PO BOX 99 TOPSHAM ME 04086 Sale Date: 5/13/2004					Zone/Land Use 21 RURAL		2013	61,300	203,400	10,000	254,700					
					Secondary Zone		2014	61,300	203,400	10,000	254,700					
					Topography 2 Rolling		2015	61,300	203,400	10,000	254,700					
					1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2016	61,300	203,400	15,000	249,700					
					Utilities 4 Drilled Well 6 Septic System		2017	61,300	203,400	20,000	244,700					
Previous Owner JOHNSON, MARK C 1014 BEAVER CREEK DR WEBSTER NY 14580 Sale Date: 2/08/2019 Previous Owner RAEDEL, THEODORE L. S. J/T RAEDEL, MELISSA E. H. WISCASSET ME 04578 Sale Date: 5/01/2017 Previous Owner BT VENTURES, INC. PO BOX 99 TOPSHAM ME 04086 Sale Date: 5/13/2004					1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2018	61,300	203,400	0	264,700					
					Street 1 Paved		2019	61,300	203,400	0	264,700					
					1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet		2020	61,300	203,400	0	264,700					
					TREE GROWTH PLAN 0 CONSERV EASE 0		2021	61,300	203,400	0	264,700					
					Sale Date 2/08/2019 Price 256,000		2022	61,300	203,400	0	264,700					
Previous Owner JOHNSON, MARK C 1014 BEAVER CREEK DR WEBSTER NY 14580 Sale Date: 2/08/2019 Previous Owner RAEDEL, THEODORE L. S. J/T RAEDEL, MELISSA E. H. WISCASSET ME 04578 Sale Date: 5/01/2017 Previous Owner BT VENTURES, INC. PO BOX 99 TOPSHAM ME 04086 Sale Date: 5/13/2004					Sale Type 2 Land & Buildings		Land Data		Front Foot		Influence Codes					
					1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.		11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type		Effective		Influence			
					Financing 9 Unknown		16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Frontage		Depth		Factor			
					1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown		Square Foot						Code			
					Validity 1 Arms Length Sale		Fract. Acre									
Previous Owner JOHNSON, MARK C 1014 BEAVER CREEK DR WEBSTER NY 14580 Sale Date: 2/08/2019 Previous Owner RAEDEL, THEODORE L. S. J/T RAEDEL, MELISSA E. H. WISCASSET ME 04578 Sale Date: 5/01/2017 Previous Owner BT VENTURES, INC. PO BOX 99 TOPSHAM ME 04086 Sale Date: 5/13/2004					1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres		Acreege/Sites		Acres					
					Verified 5 Public Record		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2						Acres			
					1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.				20 1.00 175 % 2 21 1.00 100 % 0 28 0.10 100 % 0				35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improveme 45.CAMP SITE 46.PAVING/00			

WISCASSET

Map Lot U17-001-G

Account 2103

Location 28 BORSKI'S WAY

Card 1

Of 1

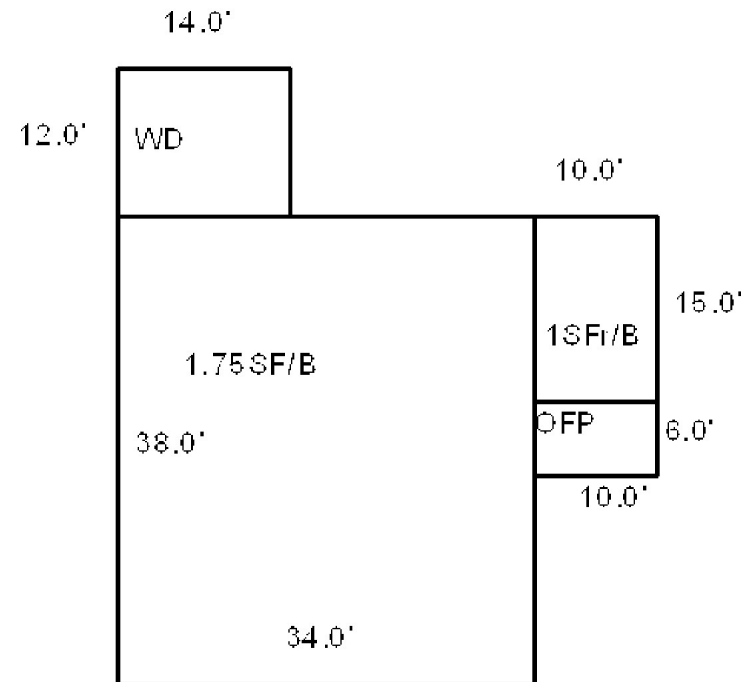
10/05/2023

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 9	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 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 100% 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 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 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1292
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 2004	# 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 12/07/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	2004	150	4 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	2004	60	3 100	4	0 %	100 %		2.TWO STORY FRAM
21 Open Frame	2004	60	3 100	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	2004	168	3 100	4	0 %	100 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot		U17-001-H	Account	2099	Location	29 BORSKI'S WAY		Card	1	Of	1	10/05/2023		
CLARKE, KENNETH J JR CLARKE, DANIELLE M. 29 BORSKI'S WAY WISCASSET ME 04578 B3646P310 B5251P20 Previous Owner MARTIN, LORAL DANIEL III PO BOX 767 NEWCASTLE ME 04553 Sale Date: 4/23/2018 Previous Owner GUIDI, JAMES P. PO BOX 10715 PORTLAND ME 04104 Sale Date: 3/10/2006 Previous Owner WHORFF, INC. BILL PO BOX 209 BATH ME 04530					Property Data		Assessment Record							
					Neighborhood 109 SOUTHEAST		Year	Land	Buildings	Exempt	Total			
					Tree Growth Year 0		2010	61,200	157,800	0	219,000			
					FARM LAND YEAR 0		2011	61,200	157,800	0	219,000			
					OPEN SPACE YEAR 0		2012	61,200	157,800	10,000	209,000			
Previous Owner MARTIN, LORAL DANIEL III PO BOX 767 NEWCASTLE ME 04553 Sale Date: 4/23/2018 Previous Owner GUIDI, JAMES P. PO BOX 10715 PORTLAND ME 04104 Sale Date: 3/10/2006 Previous Owner WHORFF, INC. BILL PO BOX 209 BATH ME 04530					Zone/Land Use 21 RURAL		2013	61,200	157,800	10,000	209,000			
					Secondary Zone		2014	61,200	157,800	10,000	209,000			
					Topography 2 Rolling		2015	61,200	157,800	10,000	209,000			
					1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2016	61,200	157,800	15,000	204,000			
					Utilities 4 Drilled Well 6 Septic System		2017	61,200	157,800	20,000	199,000			
Previous Owner WHORFF, INC. BILL PO BOX 209 BATH ME 04530					1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2018	61,200	157,800	20,000	199,000			
					Street 1 Paved		2019	61,200	157,800	0	219,000			
					1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet		2020	61,200	157,800	0	219,000			
					TREE GROWTH PLAN 0 CONSERV EASE 0		2021	61,200	157,800	0	219,000			
					Sale Data		2022	61,200	157,800	0	219,000			
Inspection Witnessed By: X No./Date Description Date Insp.					Sale Date 4/23/2018 Price 228,000		2023	76,400	197,200	0	273,600			
					Sale Type 2 Land & Buildings 1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.		Land Data							
					Financing 9 Unknown 1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown		Front Foot		Type	Effective		Influence		Influence Codes
					Validity 1 Arms Length Sale 1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose		11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot	Frontage		Depth	Factor	Code		
					Verified 5 Public Record 1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			Square Feet						
Notes: 2003-FORMER OWNER: BILL WHORFF, INC BK2369 PG134 2006-FORMER OWNER: JAMES P. GUIDI BK2968 PG183. NEW HOUSE ADDED TO THIS PROPERTY 2012-Changed mailing address to: PO Box 767 Newcastle, ME 04553 WISCASSET					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		1.05							

WISCASSET

Map Lot U17-001-H


Account 2099

Location 29 BORSKI'S WAY

Card 1

Of 1

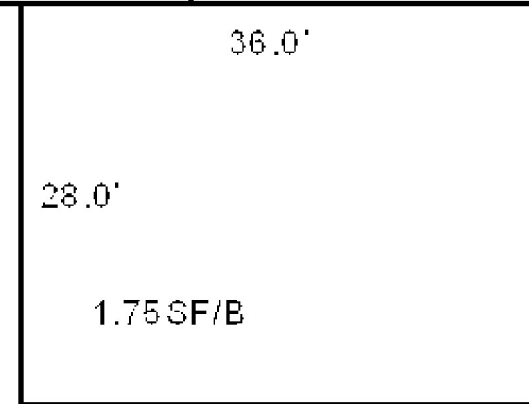
10/05/2023

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 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 100% 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 4 Good 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1008
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 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 2005	# 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 12/07/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	180	0 0	0	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	0	28	0 0	0	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot		U17-001-J	Account	2100	Location	15 BORSKI'S WAY		Card	1	Of	1	10/05/2023		
PARADIS JR., WILLIAM W PARADIS, SHAYE L WISCASSET ME 04578 B4193P3					Property Data		Assessment Record							
					Neighborhood 109 SOUTHEAST		Year	Land	Buildings	Exempt	Total			
					Tree Growth Year 0		2010	61,400	238,900	0	300,300			
					FARM LAND YEAR 0		2011	61,400	238,900	0	300,300			
					OPEN SPACE YEAR 0		2012	61,400	238,900	10,000	290,300			
Previous Owner SULLIVAN, NICOLLE C/O SHAYE L. & WILLIAM W. PARADIS, JR. 15 BORSKI'S WAY WISCASSET ME 04578 Sale Date: 8/24/2009					Zone/Land Use 21 RURAL		2013	61,400	238,900	10,000	290,300			
					Secondary Zone		2014	61,400	238,900	10,000	290,300			
							2015	61,400	238,900	10,000	290,300			
					Topography 2 Rolling		2016	61,400	238,900	15,000	285,300			
					1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9. Utilities 4 Drilled Well 6 Septic System 1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2017	61,400	238,900	20,000	280,300			
2018	61,400	238,900	20,000	280,300										
2019	61,400	238,900	20,000	280,300										
2020	61,400	238,900	25,000	275,300										
2021	61,400	238,900	25,000	275,300										
Previous Owner GUIDI, JAMES P. PO BOX 10715 PORTLAND ME 04104					Street 1 Paved		2022	61,400	238,900	24,000	276,300			
							2023	76,800	298,700	25,000	350,500			
					1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet		Land Data							
					TREE GROWTH PLAN 0 CONSERV EASE 0		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
					Sale Data					Frontage	Depth	Factor	Code	
Sale Date 8/24/2009														
Price 252,000														
Sale Type 2 Land & Buildings														
Notes: 3/20/03-NEW HOUSE BEING BUILT ON THIS LOT. WENT TO ISSUE 911 ADDRESS AND FOUND ALL FRAMED WITH ROOF ON (SEE PICTURES) - NOT CLOSED IN. ALSO CHANGED LAND TO 100% FACTOR (WAS 50%). 2003-FORMER OWNER: BILL WHORFF, INC. BK2369 PG134 10/28/03-CALLED BY MR. GUIDI TO ARGUE VALUATION AMOUNT, TAXED AT 70% UNFINISHED WHICH IS CORRECT BUT NEEDED TO ALSO CHANGED FUNCT. % GOOD TO 30% NOT 80% AS TAXED. SENT ABATEMENT FORM. HE STATED WISCASSET 2004-PREVIOUS OWNER JAMES GUIDI BK2068 PG183 THEN					1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.		Square Foot		Square Feet					
					Financing 9 Unknown		16.Regular Lot							
					1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown		17.Secondary Site							
					Validity 1 Arms Length Sale		18.Secondary Site							
					1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose		19.C Condominium							
2004-PREVIOUS OWNER JAMES GUIDI BK2068 PG183 THEN					Verified 5 Public Record		20.Base Homesite							
					1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.		Fract. Acre		Acreege/Sites					
							21.HS Size Adj		20		1.00	175	%	2
							22.Base Waterfron		21		1.00	100	%	0
							23.Deep WF Size A		28		0.18	100	%	0
							Acres							
					24.Base Waterfron									
					25.Shallow WF Siz									
					26.Base Water Inf									
					27.Influence W Si									
					28.Rear Land 1-10									
					29.Rear Land 11-2									
							Total Acreege		1.18					



WISCASSET

Map Lot U17-001-J

Account 2100

Location 15 BORSKI'S WAY

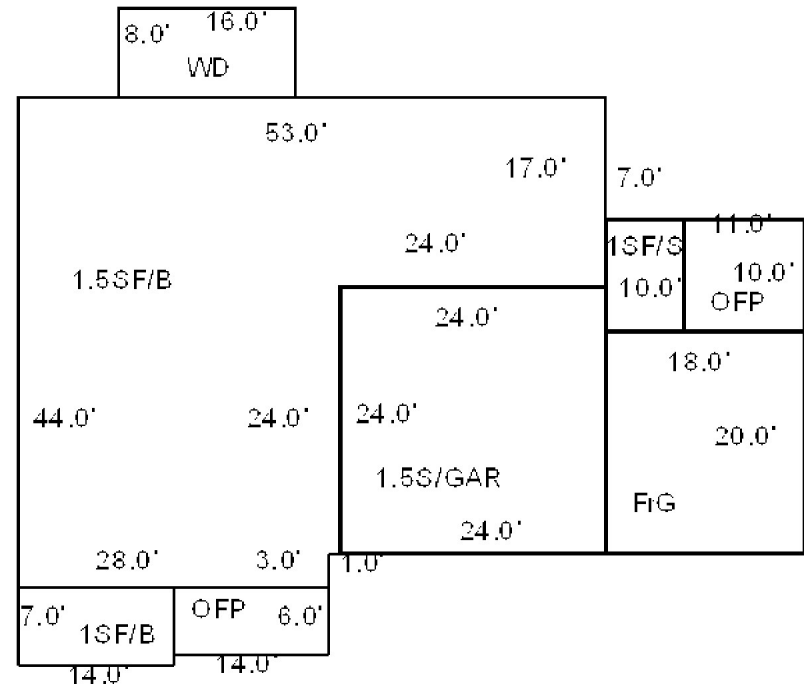
Card 1 Of 1 10/05/2023

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 100% 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) 1597
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 2003	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/07/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
77 1.50 ST	2003	576	3 100	4	0 %	100 %		1.ONE STORY FRAM
21 Open Frame	2003	84	3 100	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	2004	128	3 100	4	0 %	100 %		3.THREE STORY FR
23 Frame Garage	2004	360	3 100	4	0 %	100 %		4.1 & 1/2 STORY
1 ONE STORY	2004	70	3 100	5	0 %	100 %		5.1 & 3/4 STORY
21 Open Frame	2004	110	3 100	4	0 %	100 %		6.2 & 1/2 STORY
1 ONE STORY	2004	98	3 100	5	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



Map Lot U17-001-K

Account 2102

Location 9 BORSKI'S WAY

Card 1 Of 1 10/05/2023

CURTIS, CHARON E
9 BORSKI'S WAY
WISCASSET ME 04578

B3387P143 B5067P109 B5172P41

Previous Owner
GRAVES, DAVID R.
GRAVES, JILL K.
C/O CHARON CURTIS
WISCASSET ME 04578
Sale Date: 8/14/2017

Previous Owner
LAHNER, SHIRLEY A.

37828 AVON LANE
FARMINGTON HILLS MI 48331
Sale Date: 10/21/2016

Previous Owner
GUIDI, JAMES P.

PO BOX 10715
PORTLAND ME 04104
Sale Date: 11/02/2004

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'18 nah new hse
4/10/03-CHANGED LAND TO 100% AND DELETED ACCESS CODE.
2003-FORMER OWNER: BILL WHORFF, INC. BK2369 PG134
2005-FORMER OWNER: JAMES GUIDI BK2968 PG183
2012-corrected land value to reflect that this is not a developed lot.

WISCASSET**Property Data**

Neighborhood	109 SOUTHEAST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	21 RURAL		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	8/14/2017		
Price	30,000		
Sale Type	1 Land Only		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	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
2010	61,700	0	0	61,700
2011	61,700	0	0	61,700
2012	40,300	0	0	40,300
2013	40,300	0	0	40,300
2014	40,300	0	0	40,300
2015	40,300	0	0	40,300
2016	40,300	0	0	40,300
2017	40,300	0	0	40,300
2018	40,300	151,200	0	191,500
2019	40,300	151,200	20,000	171,500
2020	40,300	151,200	25,000	166,500
2021	40,300	151,200	25,000	166,500
2022	40,300	151,200	24,000	167,500
2023	50,300	189,000	25,000	214,300

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
		Total Acreage		1.33		

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type

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

Square Feet

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

Fract. Acre

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

Acres

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

Effective

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

Square Feet

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

Fract. Acre

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

Acres

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

Influence

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

Square Feet

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

Fract. Acre

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

Acres

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

Influence Codes

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

WISCASSET

Map Lot U17-001-K

Account 2102

Location 9 BORSKI'S WAY

Card 1 Of 1 10/05/2023

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++ Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1456
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 2017	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmoint 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 12/07/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	0	672	0 0	0	0 %	0 %	
21 Open Frame	0	120	0 0	0	0 %	0 %	
68 Wood Deck	0	312	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Map Lot U17-001-L			Account 2101		Location 7 BORSKI'S WAY		Card 1 Of 1		10/05/2023			
GERARD, GARY C J/T GERARD, KATHERINE LAURA WISCASSET ME 04578				Property Data		Assessment Record						
				Neighborhood 109 SOUTHEAST		Year	Land	Buildings	Exempt	Total		
				Tree Growth Year 0		2010	53,800	160,700	10,000	204,500		
				FARM LAND YEAR 0		2011	53,800	160,700	10,000	204,500		
				OPEN SPACE YEAR 0		2012	53,800	160,700	10,000	204,500		
B3390P136				Zone/Land Use 21 RURAL		2013	53,800	160,700	10,000	204,500		
Previous Owner B.T. VENTURES, INC.				Secondary Zone		2014	53,800	160,700	10,000	204,500		
PO BOX 99 TOPSHAM ME 04086 Sale Date: 11/02/2004				Topography 2 Rolling		2015	53,800	160,700	10,000	204,500		
Previous Owner GUIDI, JAMES P.				1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2016	53,800	160,700	15,000	199,500		
PO BOX 10715 PORTLAND ME 04104 Sale Date: 11/02/2004				Utilities 4 Drilled Well 6 Septic System		2017	53,800	160,700	20,000	194,500		
Previous Owner WHORFF, INC. BILL				1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2018	53,800	160,700	20,000	194,500		
PO BOX 209 BATH ME 04530				Street 1 Paved		2019	53,800	160,700	20,000	194,500		
Inspection Witnessed By:				1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet		2020	53,800	160,700	25,000	189,500		
				TREE GROWTH PLAN 0		2021	53,800	160,700	25,000	189,500		
				CONSERV EASE 0		2022	53,800	160,700	24,000	190,500		
				Sale Date 11/02/2004		2023	67,200	200,800	25,000	243,000		
				Price 240,000		Land Data						
				Sale Type 2 Land & Buildings		Front Foot	Type	Effective		Influence		Influence Codes
				1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.				Frontage	Depth	Factor	Code	
				Financing 9 Unknown								
1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown												
Validity 1 Arms Length Sale												
Notes:				1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose		Square Foot		Square Feet			1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improveve 45.CAMP SITE 46.PAVING/00	
4/10/03-CHANGED LAND TO 100% AND DELETED ACCESS CODE				Verified 5 Public Record								
2003-FORMER OWNER: BILL WHORFF, INC. BK2369 PG134				1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.				20	1.00	150		% 0
2005-FORMER OWNER: JAMES GUIDI BK2968 PG183 WHO THEN SOLD TO BT VENTURES BK3390 PG134 FOR \$30,000.								21	1.00	100		% 0
9/11/14-Wife changed name from Katharina Gisele Fremolle to Katherine Laura Gerard per paperwork from Register of Probate.								28	0.49	100		% 0
WISCASSET						Total Acreage		1.49				


WISCASSET

Map Lot U17-001-L

Account 2101

Location 7 BORSKI'S WAY

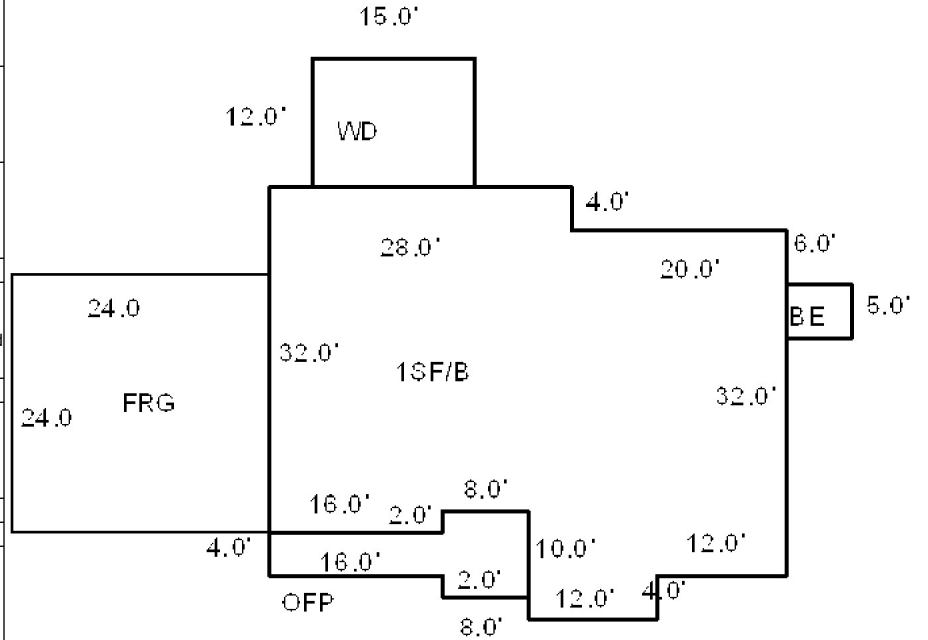
Card 1 Of 1 10/05/2023

Building Style 2 Ranch			SF Bsmt Living 0			Layout 1 Typical		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade 0 0			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH 0			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100% 1 Hot Water BB			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic 9 None		
Dwelling Units 1			2.HWCI	6.GravWA	10.	1.1/4 Fin 4.Full Fin 7.		
Other Units 0			3.H Pump	7.Electric	11.	2.1/2 Fin 5.F/Stair 8.		
Stories 1 One Story			4.Steam	8.FI/Wall	12.	3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 100% 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 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 2 TYPICAL			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint) 1312		
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 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 2004			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None		
Foundation 1 Concrete			# Fireplaces 0			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.	<div><p>TRIO Software <i>A Division of Harris Computer Systems</i></p></div>					
2.C Block	5.Slab	8.						
3.Br/Stone	6.Piers	9.						
Basement 4 Full Basement								
1.1/4 Bmt	4.Full Bmt	7.						
2.1/2 Bmt	5.None	8.						
3.3/4 Bmt	6.	9.None						
Bsmt Gar # Cars 0								
Wet Basement 1 Dry Basement								
1.Dry	4.	7.						
2.Damp	5.	8.						
3.Wet	6.	9.						

Date Inspected 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	116	0 0	0	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	0	116	0 0	0	0 %	100 %		3.THREE STORY FR
23 Frame Garage	0	576	0 0	0	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	0	180	0 0	0	0 %	100 %		5.1 & 3/4 STORY
90 BSMT ENTRY.....	0	30	0 0	0	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.ISFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Property Data			Assessment Record				
Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total
			2010	42,400	0	0	42,400
Tree Growth Year 0			2011	42,400	0	0	42,400
FARM LAND YEAR 0			2012	42,400	0	0	42,400
OPEN SPACE YEAR 0			2013	42,400	0	0	42,400
Zone/Land Use 21 RURAL			2014	42,400	0	0	42,400
Secondary Zone			2015	42,400	0	0	42,400
			2016	42,400	0	0	42,400
Topography 1 Level			2017	42,400	0	0	42,400
1.Level	4.Below St	7.Steep	2018	42,400	0	0	42,400
2.Rolling	5.Low	8.Rough	2019	42,400	0	0	42,400
3.Above St	6.Swampy	9.	2020	42,400	0	0	42,400
Utilities 9 NoWater/NoSewer			2021	42,400	0	0	42,400
1.Public	4.Dr Well	7.Cesspool	2022	42,400	0	0	42,400
2.Water	5.DUG/LAKE	8.	2023	53,000	0	0	53,000
3.Sewer	6.Septic	9.None					
Street 1 Paved							
1.Paved	4.Proposed	7.					
2.Semi Imp	5.Private	8.					
3.Gravel	6.Pub Eas	9.NoStreet					
TREE GROWTH PLAN 0							
CONSERV EASE 0							
Sale Data							
Sale Date							
Price							
Sale Type							
1.Land	4.Mobile	7.					
2.L & B	5.Other	8.					
3.Building	6.	9.					
Financing							
1.Convent	4.Seller	7.					
2.FHA/VA	5.Private	8.					
3.Assumed	6.Cash	9.Unknown					
Validity							
1.Valid	4.Split	7.Renovate					
2.Related	5.Partial	8.Other					
3.Distress	6.Exempt	9.Foreclose					
Verified							
1.Buyer	4.Agent	7.Family					
2.Seller	5.Pub Rec	8.Other					
3.Lender	6.MLS	9.					

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/Location
				%		8.View/Environ
				%		9.Fract Share
Square Foot	Square Feet					Acres
16.Regular Lot				%		
17.Secondary Site				%		
18.Secondary Site				%		
19.Condominium				%		
20.Base Homesite				%		
				%		
				%		
Fract. Acre	Acreage/Sites					
21.HS Size Adj	20	1.00	110	%	0	
22.Base Waterfron	21	1.00	100	%	0	
23.Deep WF Size A	28	1.40	100	%	0	
				%		
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WISCASSET

Map Lot U17-001-M

Account 2363

Location BORSKI'S WAY

Card 1 Of 1 10/05/2023

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

Date Inspected

Additions, Outbuildings & Improvements

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



Card 1 Of 1 10/05/2023

B3086P128

Assessment Record

Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total
			2010	42,200	0	0	42,200
Tree Growth Year 0			2011	42,200	0	0	42,200
FARM LAND YEAR 0				42,200	0	0	42,200
OPEN SPACE YEAR 0			2012	42,200	0	0	42,200
Zone/Land Use 21 RURAL			2013	42,200	0	0	42,200
			Secondary Zone	2014	42,200	0	0
				2015	42,200	0	0
Topography 1 Level			2016	42,200	0	0	42,200
			2017	42,200	0	0	42,200
1.Level	4.Below St	7.Steep	2018	42,200	0	0	42,200
2.Rolling	5.Low	8.Rough		42,200	0	0	42,200
3.Above St	6.Swampy	9.	2019	42,200	0	0	42,200
Utilities 9 NoWater/NoSewer				42,200	0	0	42,200
1.Public	4.Dr Well	7.Cesspool	2020	42,200	0	0	42,200
2.Water	5.DUG/LAKE	8.		42,200	0	0	42,200
3.Sewer	6.Septic	9.None	2021	42,200	0	0	42,200
				42,200	0	0	42,200
Street 1 Paved			2022	42,200	0	0	42,200
			2023	52,800	0	0	52,800

Front Foot

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/Location
				%		8.View/Environment
				%		9.Fract Share
Square Foot		Square Feet				Acres
16.Regular Lot				%		30.Rear 20+
17.Secondary Site				%		31.Waterfront Rea
18.Secondary Site				%		32.Open Space
19.Condominium				%		33.RestrictEsm
20.Base Homesite				%		34.PASTURE 1
				%		35.HORTICULTURAL-
Fract. Acre		Acreage/Sites				36.Pasture 3
21.HS Size Adj	20		1.00	110	%	2
22.Base Waterfront	21		1.00	100	%	0
23.Deep WF Size A	28		1.30	100	%	0
Acres					%	
24.Base Waterfront					%	
25.Shallow WF Siz					%	
26.Base Water Inf					%	
27.Influence W Si					%	
28.Rear Land 1-10					%	
29.Rear Land 11-2					%	
		Total Acreage		2.30		
						43.Condo Site
						44.Site Improvement
						45.CAMP SITE

X

Date _____

No./Date	Description	Date Insp.

Notes:
LOT 1L ROYAL LEDGE SUBDIVISION

WISCASSET

WISCASSET

Map Lot U17-001-N

Account 2364

Location BORSKI'S WAY

Card 1 Of 1 10/05/2023

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

Date Inspected

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



WISCASSET

Map Lot U17-002

Account 1774

Location 698 BATH ROAD

Card 1

Of 2

10/05/2023

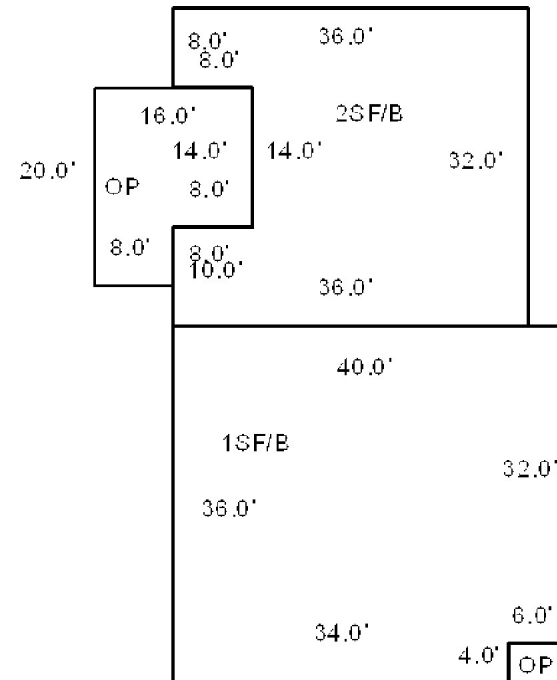
Building Style	SF Bsmt Living	Layout
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100%	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic
Dwelling Units	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 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 100%	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 4 Agent
		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
205 BSMT	1978	2568	3 100	3	0 %	75 %	
220 STORE	0	1416	3 100	3	0 %	75 %	
201 APT	0	1040	3 100	3	0 %	75 %	
21 Open Frame	0	24	3 100	3	0 %	75 %	
41 2S Open Fr Porch	0	112	3 100	3	0 %	75 %	
21 Open Frame	0	160	3 100	3	0 %	75 %	
271 OFFICE MEZZ	0	160	3 100	3	0 %	75 %	
201 APT	0	1040	3 100	3	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



Map Lot U17-002

Account 1774

Location 698 BATH ROAD

Card 2 Of 2 10/05/2023

DONNA MORRIS RENTAL, LLC 698 BATH ROAD WISCASSET ME 04578			Property Data			Assessment Record							
			Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total			
						2010	9,900	0	0	9,900			
			B930P131 B5801P191 B5810P106 B5810P136			Tree Growth Year 0			2011	9,900	0	0	9,900
FARM LAND YEAR 0						2012	9,900	0	0	9,900			
Previous Owner MORRIS, RICHARD S MORRIS, DONNA L			OPEN SPACE YEAR 0			2013	9,900	0	0	9,900			
			Zone/Land Use 21 RURAL			2014	9,900	0	0	9,900			
			Secondary Zone			2015	9,900	0	0	9,900			
						2016	9,900	0	0	9,900			
WISCASSET ME 04578 Sale Date: 10/28/2021			Topography 2 Rolling			2017	9,900	0	0	9,900			
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	9,900	0	0	9,900			
						2019	9,900	0	0	9,900			
						Utilities 4 Drilled Well 6 Septic System			2020	9,900	0	0	9,900
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None						2021	9,900	0	0	9,900			
						2022	9,900	0	0	9,900			
						Street 1 Paved			2023	12,300	0	0	12,300
			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				
Inspection Witnessed By:			TREE GROWTH PLAN 0			11.Regular Lot					1.Open Space		
			CONSERV EASE 0			12.Delta Triangle						2.Neighborhood A	
			Sale Data			13.Nabla Triangle						3.Topography	
						14.Rear Land						4.Size/Shape	
X			Sale Date 10/28/2021			15.Front Foot					5.Access		
			Price									6.Restriction	
No./Date			Sale Type 2 Land & Buildings			Square Foot		Square Feet				7.Corner/Locatio	
			1.Land 4.Mobile 7.									8.View/Environ	
			2.L & B 5.Other 8.			16.Regular Lot					9.Fract Share		
			3.Building 6. 9.			17.Secondary Site						30.Pasture 20+	
Notes:			Financing 9 Unknown			18.Secondary Site						31.Waterfront Rea	
			1.Convent 4.Seller 7.			19.Condominium						32.Open Space	
			2.FHA/VA 5.Private 8.			20.Base Homesite						33.RestrictEsm	
			3.Assumed 6.Cash 9.Unknown									34.PASTURE 1	
			Validity 2 Related Parties			Fract. Acre		Acreege/Sites				35.HORTICULTURAL-	
			1.Valid 4.Split 7.Renovate					29	9.86	100	%	0	36.Pasture 3
			2.Related 5.Partial 8.Other			21.HS Size Adj						37.Softwood	
			3.Distress 6.Exempt 9.Foreclose			22.Base Waterfron							38.Mixed Wood
			Verified 5 Public Record			Acres						39.Hardwood	
			1.Buyer 4.Agent 7.Family					23.Deep WF Size A					
			2.Seller 5.Pub Rec 8.Other			24.Base Waterfron							41.CAMP SITE
			3.Lender 6.MLS 9.			25.Shallow WF Siz							
WISCASSET						26.Base Water Inf						43.Condo Site	
						27.Influence W Si							44.Site Improve
						28.Rear Land 1-10	Total Acreage		9.86				45.CAMP SITE
						29.Rear Land 11-2							46.PAVING/00

WISCASSET

Map Lot U17-002

Account 1774

Location 698 BATH ROAD

Card 2 Of 2 10/05/2023

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 100%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmait 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 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 3/16/2007								
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 U17-002-001

Account 2601

Location 698 BATH ROAD

Card 1 Of 1 10/05/2023

MAINE ADVENTURE COURSE, LLC
60 CUSHMAN PT ROAD
WISCASSET ME 04578

MAINE ADVENTURE COURSE, LLC 60 CUSHMAN PT ROAD WISCASSET ME 04578			Property Data			Assessment Record				
			Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total
			Tree Growth Year 0			2011	0	90,000	0	90,000
			FARM LAND YEAR 0			2012	0	130,900	0	130,900
			OPEN SPACE YEAR 0			2013	0	95,500	0	95,500
			Zone/Land Use 21 RURAL			2014	0	95,500	0	95,500
			Secondary Zone			2015	0	95,500	0	95,500
						2016	0	95,500	0	95,500
			Topography 2 Rolling			2017	0	95,500	0	95,500
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9. Utilities 4 Drilled Well 6 Septic System 1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2018	0	95,500	0	95,500
2019	0	95,500				0	95,500			
2020	0	95,500				0	95,500			
2021	0	95,500				0	95,500			
2022	0	95,500				0	95,500			
			2023	0	105,100	0	105,100			
			Land Data							
			Front Foot	Type	Effective		Influence		Influence Codes	
					Frontage	Depth	Factor	Code		
		%								
		%								
		%								
		%								
		%								
Square Foot	Square Feet									
			%							
			%							
			%							
			%							
			%							
			%							
			%							
			%							
			%							
Fract. Acre	Acreage/Sites									
			%							
			%							
			%							
			%							
			%							
			%							
			%							
			%							
			%							
Verified			Total Acreage 0.00							

Inspection Witnessed By:		
X		Date
No./Date	Description	Date Insp.

Notes:
2011-Zipline challenge course has 16 poles with decks attached to them. There are (2) 20 x 20 decks and (22) 5 x 5 decks in all.
2012-Added 35 x 65 synthetic ice rink with pressure treated decking and walls.
2013-Moved rink across the street to the mini mall location. Rink removed from all facilities no longer part of business. Ice cream building added.

WISCASSET

WISCASSET

Map Lot U17-002-001


Account 2601

Location 698 BATH ROAD

Card 1

Of 1

10/05/2023

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 100%	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	
68 Wood Deck	2010	800	4 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	2010	550	4 100	4	0 %	100 %		2.TWO STORY FRAM
375 COURSE POLES	2010	16	4 100	4	0 %	100 %		3.THREE STORY FR
374 CHALLENGE	2010	1	4 100	4	0 %	100 %		4.1 & 1/2 STORY
1 ONE STORY	2013	140	2 100	4	0 %	80 %		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

SEE P C TURES

DECKS = 2 20 X 20

22 5 X 5

POLES = 16 TOTAL

CE R N K = 65 X 35 = 2 275 SF 2012



Map Lot U17-002-A

Account 1772

Location 690 BATH ROAD

Card 1 Of 1 10/05/2023

LONG, DANA E DYER, DANIEL J 18 HIGH STREET WISCASSET ME 04578			Property Data			Assessment Record						
			Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year 0			2010	300,000	178,300	0	478,300		
			FARM LAND YEAR 0			2011	300,000	178,300	0	478,300		
B5443P253			OPEN SPACE YEAR 0			2012	300,000	178,300	0	478,300		
Previous Owner SHERMAN, NORMAN P			Zone/Land Use 19 COMMERCIAL			2013	300,000	178,300	0	478,300		
			Secondary Zone			2014	300,000	178,300	0	478,300		
			Topography 1 Level			2015	300,000	178,300	0	478,300		
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2016	300,000	178,300	0	478,300		
47 FOX RUN ROAD WESTPORT ISLAND ME 04578 Sale Date: 10/09/2019			Utilities 1 All Public			2017	300,000	178,300	0	478,300		
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2018	300,000	178,300	0	478,300		
			Street 1 Paved			2019	300,000	178,300	0	478,300		
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2020	300,000	178,300	0	478,300		
Previous Owner SIMPSON, EDWARD S SIMPSON, BETTY JANE C/O BETTY JANE SIMPSON WISCASSET ME 04578 Sale Date: 10/02/2018			TREE GROWTH PLAN 0			2021	300,000	246,600	0	546,600		
			CONSERV EASE 0			2022	300,000	246,600	0	546,600		
			Sale Data			2023	317,100	261,500	0	578,600		
			Sale Date 10/09/2019			Land Data						
Inspection Witnessed By:			Price 255,000			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
			Sale Type 2 Land & Buildings					Frontage	Depth	Factor	Code	
			1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.							%		
			Financing 9 Unknown							%		
X <div>Date</div>			1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Square Feet				
			Validity 1 Arms Length Sale							%		
			1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose							%		
			Verified 5 Public Record							%		
Notes: 6/15/21 W/OWNER ADJ COND OF BULDING FOR MINOR REMOD FROM FISH MARKET TO RESTAURANT IN FRONT. ADJ SqFt. 2008-DIVORCED JUDGMENT RECORDED.			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2		Acreage/Sites				
								47	1.00	100	%	0
								48	1.00	100	%	0
								49	1.00	100	%	0
WISCASSET												

WISCASSET

Map Lot U17-002-A


Account 1772

Location 690 BATH ROAD

Card 1

Of 1

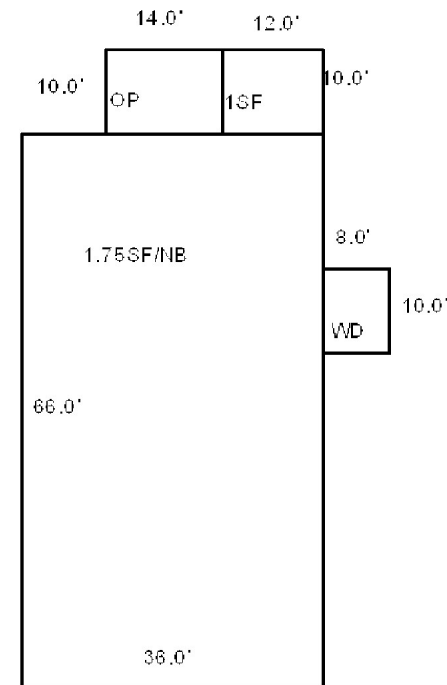
10/05/2023

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 100%	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 3/16/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
236 RESTAURANT	1988	2376	2 100	4	0 %	75 %	
261 WAREHOUSE	0	1426	2 100	3	0 %	75 %	
201 APT	0	950	3 100	3	0 %	75 %	
68 Wood Deck	0	80	3 100	3	0 %	75 %	
252 COV LOAD	0	140	2 100	3	0 %	75 %	
337 COOLER.....	0	240	2 100	3	0 %	75 %	
336 FREEZER.....	0	120	2 100	3	0 %	75 %	
344 PAVING.....	0	17000	3 100	4	0 %	50 %	
					%	%	
					%	%	



Map Lot U17-003

Account 1775

Location 731 BATH ROAD

Card 1 Of 1 10/05/2023

SHERMAN, NORMAN P
532 MAIN ROAD
WESTPORT ISLAND ME 04578

B5716P149

Previous Owner
PIONTKOWSKI, ROSALIE M (HEIRS)
ROSALIE M. PIONTKOWSKI REV. TRUST
532 MAIN ROAD
WESTPORT ISLAND ME 04578
Sale Date: 5/14/2021

Previous Owner
PIONTKOWSKI, CARL F.
38 RIDGE DRIVE

OLD SAYBROOK CT 06475
Sale Date: 1/17/2006

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2006-PREVIOUS OWNER: CARL F. PIONTKOWSKI BK1584 PG100.

1/8/14-Rosalie Piontkowski passed away 10/7/13. Amy K. Kanyuk was appointed Trustee, changed address.

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 21 RU		
Topography 2 Rolling		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 1 All Public		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street 1 Paved		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN 0		
CONSERV EASE 0		
Sale Data		
Sale Date 5/14/2021		
Price 285,000		
Sale Type 2 Land & Buildings		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing 9 Unknown		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity 8 Other Non Valid		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified 5 Public Record		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	315,000	145,200	0	460,200
2011	315,000	145,200	0	460,200
2012	315,000	145,200	0	460,200
2013	315,000	145,200	0	460,200
2014	315,000	145,200	0	460,200
2015	315,000	145,200	0	460,200
2016	315,000	145,200	0	460,200
2017	315,000	145,200	0	460,200
2018	315,000	145,200	0	460,200
2019	315,000	145,200	0	460,200
2020	315,000	145,200	0	460,200
2021	315,000	145,200	0	460,200
2022	315,000	145,200	0	460,200
2023	333,000	154,000	0	487,000

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		12.00				

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type

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

Square Feet

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

Fract. Acre

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

Acres

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

Effective

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

Square Feet

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

Fract. Acre

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

Acres

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

Influence

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

Square Feet

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

Fract. Acre

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

Acres

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

Influence Codes

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


WISCASSET

Map Lot U17-003

Account 1775

Location 731 BATH ROAD

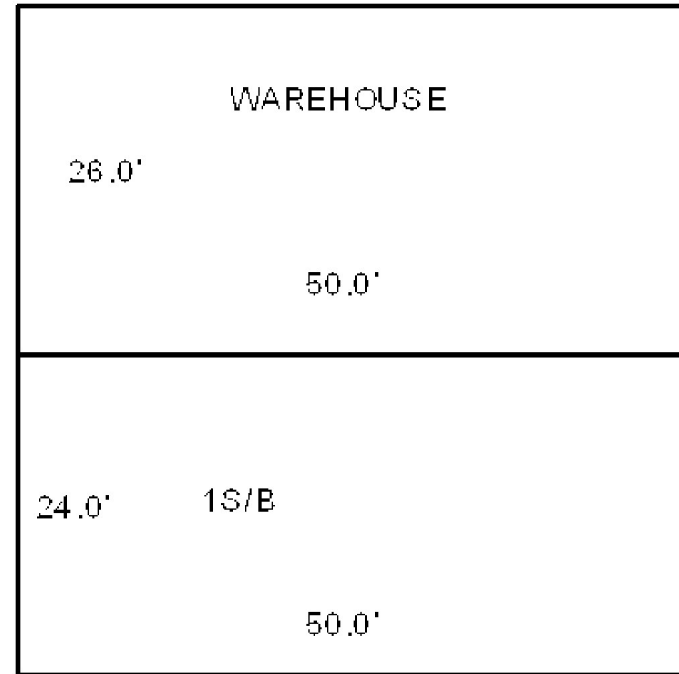
Card 1 Of 1 10/05/2023

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

Date Inspected 3/16/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
222 BSMT	1987	1200	2 100	4	0 %	100 %		1.ONE STORY FRAM
287 OFFICE	1987	1200	3 100	4	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	2004	120	2 100	3	0 %	100 %		3.THREE STORY FR
261 WAREHOUSE	1987	1300	2 100	4	0 %	100 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



FREEDOM FELLOWSHIP CHURCH, INC. 731 BATH ROAD WISCASSET ME 04578			Property Data			Assessment Record						
			Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total		
						2010	165,000	118,900	0	283,900		
						2011	165,000	118,900	0	283,900		
						2012	165,000	118,900	0	283,900		
B3884P90 B5050P239			Zone/Land Use 19 COMMERCIAL			2013	165,000	118,900	0	283,900		
			Secondary Zone			2014	165,000	118,900	0	283,900		
						2015	165,000	118,900	0	283,900		
			Topography 4 Below Street			2016	165,000	118,900	0	283,900		
			27 FACTOR COVE ROAD BOOTHBAY HARBOR ME 04538 Sale Date: 8/30/2016 Previous Owner PAUL, LAWRENCE C/O JOHN J. KAZALSKI 27 FACTOR COVE ROAD BOOTHBAY HARBOR ME 04538 Sale Date: 7/23/2007			1.Level 4.Below St 7.Steep	2017	165,000	118,900	283,900	0	
2.Rolling 5.Low 8.Rough	2018	165,000				118,900	283,900	0				
3.Above St 6.Swampy 9.	2019	165,000				118,900	283,900	0				
Utilities 1 All Public	2020	165,000				118,900	283,900	0				
1.Public 4.Dr Well 7.Cesspool	2021	165,000				118,900	283,900	0				
2.Water 5.DUG/LAKE 8.	2022	165,000				118,900	283,900	0				
3.Sewer 6.Septic 9.None	2023	174,300				126,200	300,500	0				
Land Data												
Front Foot		Type				Effective		Influence		Influence Codes		
						Frontage	Depth	Factor	Code			
		11.Regular Lot			%		1.Open Space					
		12.Delta Triangle			%		2.Neighborhood A					
		13.Nabla Triangle			%		3.Topography					
		14.Rear Land			%		4.Size/Shape					
		15.Front Foot			%		5.Access					
					%		6.Restriction					
					%		7.Corner/Locatio					
					%		8.View/Environ					
					%		9.Fract Share					
					%		Acres					
Square Foot		Square Feet				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						
Fract. Acre		Acreage/Sites				42.Mobile Home Si						
		47	1.00	100	%	0	43.Condo Site					
		48	1.00	100	%	0	44.Site Improve					
		50	1.00	100	%	0	45.CAMP SITE					
					%		46.PAVING/00					
					%							
					%							
					%							
		Total Acreage 2.00										

Inspection Witnessed By:		
X		Date
No./Date	Description	Date Insp.

Notes:

2001-MR. PAUL APPEALED TO COUNTY COMMISSIONERS AND LOST.

2002-DIVORCE DECREE PREVIOUS BK1627 PG58

WISCASSET

WISCASSET

Map Lot U17-003-A


Account 1776

Location 721 BATH ROAD

Card 1

Of 1

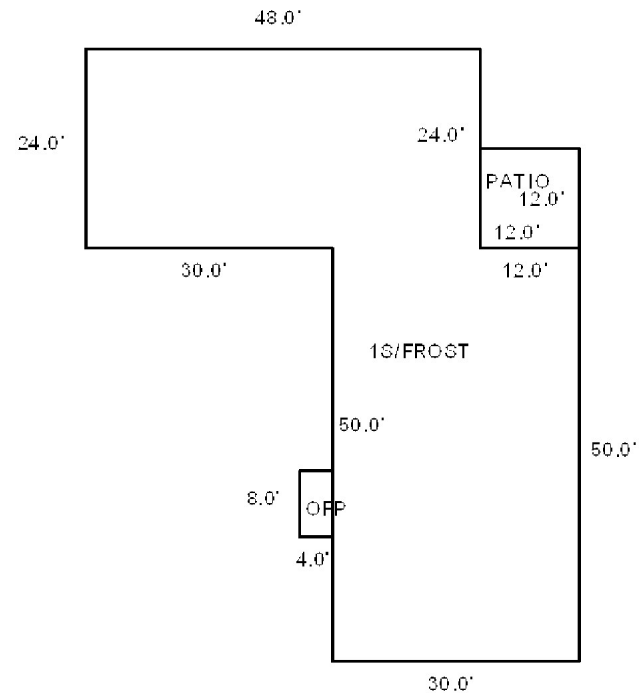
10/05/2023

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 100%	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	
287 OFFICE	1978	2652	3 100	3	0 %	100 %		1.ONE STORY FRAM
62 Patio	1978	144	3 100	4	0 %	100 %		2.TWO STORY FRAM
344 PAVING.....	1990	3700	3 100	4	0 %	50 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Card 1 Of 2 10/05/2023

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




WISCASSET

Map Lot U17-004

Account 1777

Location 695 BATH ROAD

Card 1 Of 2 10/05/2023

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

Date Inspected 12/06/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
231 FAST FOOD	2010	2464	4 105	4	0 %	100 %		1.ONE STORY FRAM
233 CONVENIENCE	2010	2464	4 105	4	0 %	100 %		2.TWO STORY FRAM
220 STORE	2010	2240	4 105	4	0 %	100 %		3.THREE STORY FR
189 BANK CANOPY	2010	1120	4 105	4	0 %	100 %		4.1 & 1/2 STORY
196 PNEUMATIC	2010	1	3 100	4	0 %	100 %		5.1 & 3/4 STORY
195 DRIVE-UP	2010	1	4 105	4	0 %	100 %		6.2 & 1/2 STORY
186 DRIVE THRU	2021	520	4 100	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

26'X20 ADDN 2021

50.0' Est'd

26 Est'd
Car Wash
1300sf

56.0'

88.0'

Gas Sta	40.0'
Convenience Store	56.0'
Fast Food Rest	BANK
4928sf	2240sf



Map Lot U17-004

Account 1777

Location 695 BATH ROAD

Card 2 Of 2 10/05/2023

OLD DOGS, LLC
C/O R.E. MANAGEMENT INC.
BRUNSWICK ME 04011

B3769P315

Previous Owner
NOVA LLC

17 VILLAGE BROOK ROAD
YARMOUTH ME 04096
Sale Date: 12/05/2005

Previous Owner
SKILLIN, MYRON F. (J/T)
SKILLIN, ALMA J.

DRESDEN ME 04342
Sale Date: 12/05/2005

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data

Neighborhood	200 U.S. RTE 1		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	19 COMMERCIAL		
Secondary Zone			
Topography	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	12/08/2005		
Price	234,000		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	5 Partial Interest		
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
2010	0	0	0	0
2011	0	99,500	0	99,500
2012	0	99,500	0	99,500
2013	0	99,500	0	99,500
2014	0	99,500	0	99,500
2015	0	99,500	0	99,500
2016	0	99,500	0	99,500
2017	0	99,500	0	99,500
2018	0	29,900	0	29,900
2019	0	29,900	0	29,900
2020	0	29,900	0	29,900
2021	0	29,900	0	29,900
2022	0	29,900	0	29,900
2023	0	31,700	0	31,700

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.00				



WISCASSET

Map Lot U17-004

Account 1777

Location 695 BATH ROAD

Card 2 Of 2 10/05/2023

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 100%			Insulation		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.				3.Defmoint	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code 0		
Date Inspected 12/06/2006						1.Owner	4.Agent	7.
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
182 SINGLE	2010	8	3 100	4	0 %	100 %		1.ONE STORY FRAM
344 PAVING.....	2010	10500	3 100	4	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot U17-004-A			Account 2482			Location 693 BATH ROAD			Card 1		Of 1		10/05/2023							
J & V PROPERTY, LLC. 693 BATH ROAD WISCASSET ME 04578						Property Data			Assessment Record											
						Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total							
						Tree Growth Year 0			2010	251,300	0	0	251,300							
						FARM LAND YEAR 0			2011	251,300	0	0	251,300							
						OPEN SPACE YEAR 0			2012	251,300	0	0	251,300							
B4827P304 B5354P168						Zone/Land Use 19 COMMERCIAL			2013	251,300	0	0	251,300							
Previous Owner MAIN STREET HOLDINGS, LLC						Secondary Zone			2014	251,300	0	0	251,300							
									2015	251,300	548,900	0	800,200							
2 MAIN STREET TOPSHAM ME 04086 Sale Date: 2/14/2019						Topography 1 Level			2016	251,300	548,900	0	800,200							
Previous Owner FIRST FEDERAL SAVINGS & LOAN ASSOC OF BATH C/O MAIN STREET HOLDINGS, LLC 2 MAIN STREET TOPSHAM ME 04086 Sale Date: 6/23/2014						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	251,300	548,900	0	800,200							
						Utilities 1 All Public			2018	251,300	548,900	0	800,200							
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2019	251,300	548,900	0	800,200							
						Street 1 Paved			2020	251,300	548,900	0	800,200							
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2021	251,300	548,900	0	800,200							
						TREE GROWTH PLAN 0 CONSERV EASE 0			2022	251,300	548,900	0	800,200							
Inspection Witnessed By:						Sale Data			2023	266,600	867,800	0	1,134,400							
						Sale Date 2/14/2019 Price 1,100,000			Land Data											
X						Sale Type 2 Land & Buildings			Front Foot		Type	Effective		Influence		Influence Codes				
						1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot			Frontage	Depth	Factor	Code	1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share				
No./Date						Description						Date Insp.								
Notes: '23 New Addition '15 new NAPA auto parts store. 2007-CORRECTIVE DEED DONE FOR NAME CORRECTION. 302.43' FRONTAGE 2014-Issued new 911 address for new NAPA store to be built. 6/23/14-sold for 250,000 in 2006. Easement to CMP recorded 10/14/14.						Financing 9 Unknown			Square Foot		Square Feet						Acres			
						1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite										30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL-	
						Validity 1 Arms Length Sale			Fract. Acre		Acres		Acres						36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si	
						1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose			21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		57 1.00 100 % 0 58 1.00 100 % 0 50 0.25 100 % 0								43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00	
						Verified 5 Public Record			24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2											
						1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.														
WISCASSET												Total Acreage 1.25								


WISCASSET

Map Lot U17-004-A

Account 2482

Location 693 BATH ROAD

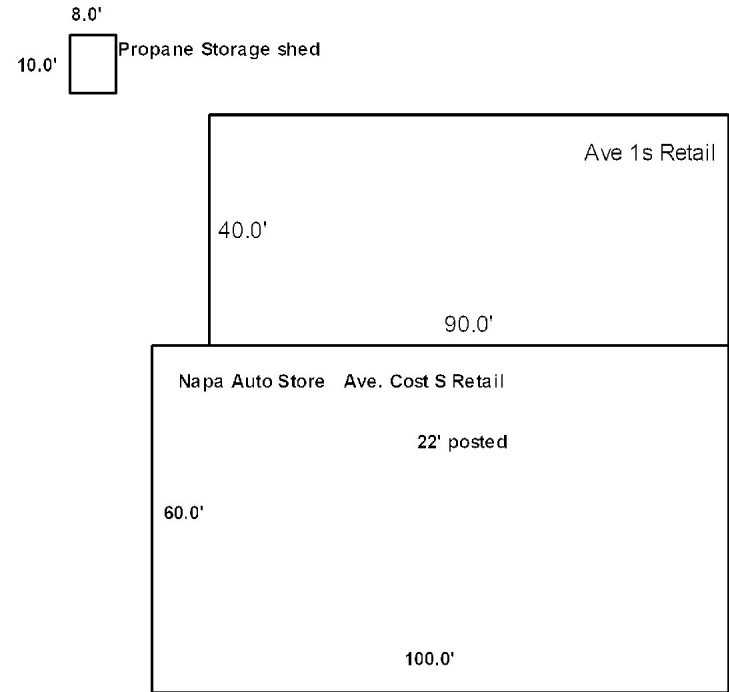
Card 1 Of 1 10/05/2023

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 100%	Insulation
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style	Unfinished %
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface	Bath(s) Style	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint)
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim	# Rooms	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM	# Bedrooms	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM	# Full Baths	Phys. % Good
Year Built	# Half Baths	Funct. % Good
Year Remodeled	# Addn Fixtures	Functional Code
Foundation	# Fireplaces	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmait 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good
Basement		Economic Code
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars		Entrance Code 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	
220 STORE	2014	6000	3 100	4	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	2014	80	3 100	4	0 %	100 %		2.TWO STORY FRAM
344 PAVING.....	2014	14000	3 100	4	0 %	100 %		3.THREE STORY FR
220 STORE	2022	3600	2 100	4	0 %	100 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U17-004-B			Account 2587			Location BATH ROAD			Card 1 Of 1		10/05/2023		
NOURIA ENERGY WISCASSET,LLC. WORCESTER MA 01606						Property Data			Assessment Record				
						Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total
						Tree Growth Year 0			2010	158,300	0	0	158,300
						FARM LAND YEAR 0			2011	158,300	0	0	158,300
						OPEN SPACE YEAR 0			2012	158,300	0	0	158,300
B4249P112 B5005P40						Zone/Land Use 19 COMMERCIAL			2013	158,300	0	158,300	0
Previous Owner DENOVO, LLC						Secondary Zone			2014	158,300	0	158,300	0
						2015			158,300	0	158,300	0	
47 WAITES LANDING ROAD FALMOUTH ME 04105 Sale Date: 4/01/2013						Topography 1 Level			2016	158,300	0	158,300	0
						2017			158,300	0	158,300	0	
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	158,300	0	158,300	0
						2019			158,300	0	0	158,300	
						Utilities 1 All Public			2020	158,300	0	0	158,300
						2021			158,300	0	0	158,300	
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2022	158,300	0	0	158,300
						2023			167,100	0	0	167,100	
Inspection Witnessed By:						Land Data							
						Front Foot		Type	Effective		Influence		Influence Codes
X						11.Regular Lot			Frontage	Depth	Factor	Code	1.Open Space
						12.Delta Triangle					%		2.Neighborhood A
Date						13.Nabla Triangle							3.Topography
						14.Rear Land					%		4.Size/Shape
No./Date						15.Front Foot							5.Access
											%		6.Restriction
Description													7.Corner/Locatio
											%		8.View/Environ
Date Insp.													9.Fract Share
											%		Acres
						Square Foot		Square Feet					30.Rear 20+
						16.Regular Lot					%		31.Waterfront Rea
						17.Secondary Site							32.Open Space
						18.Secondary Site					%		33.RestrictEsm
						19.Condominium							34.PASTURE 1
						20.Base Homesite					%		35.HORTICULTURAL-
Notes:						Fract. Acre		Acres					36.Pasture 3
						21.HS Size Adj		47	1.00	100	%	0	37.Softwood
'19 THIS LOT WAS CONVEYED TO NOURIA ENERGY IN 2016. FIX						22.Base Waterfron		48	1.00	100	%	0	38.Mixed Wood
						23.Deep WF Size A		50	0.55	100	%	0	39.Hardwood
2010-201.14' FRONTAGE						Acres							40.Wasteland
						24.Base Waterfron					%		41.CAMP SITE
2013- Removed from tax rolls as now belongs to Town per foreclosure.						25.Shallow WF Siz							42.Mobile Home Si
						26.Base Water Inf					%		43.Condo Site
						27.Influence W Si		Total Acreage		1.55			44.Site Improve
						28.Rear Land 1-10							45.CAMP SITE
WISCASSET						29.Rear Land 11-2							46.PAVING/00

WISCASSET

Map Lot U17-004-B

Account 2587

Location BATH ROAD

Card 1 Of 1 10/05/2023

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 100%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmait 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 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 U17-005

Account 1778

Location 681 BATH ROAD

Card 1 Of 2 10/05/2023

WM 681 BATH ROAD, LLC.
80 HAYDEN AVENUE
LEXINGTON MA 02421

B4783P292 B4964P176

Previous Owner
WISCASSET MARKETPLACE, LLC

228 OLD PORTLAND ROAD
BRUNSWICK ME 04011
Sale Date: 12/30/2015

Previous Owner
681 BATH ROAD, LLC
C/O WISCASSET MARKETPLACE, LLC
228 OLD PORTLAND ROAD
BRUNSWICK ME 04011
Sale Date: 5/29/2014

Previous Owner
LEE PROPERTIES, LLC

PO BOX 460
DAMARISCOTTA ME 04543
Sale Date: 11/12/2010

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2/16/11-abatement issued to recognize the condition of the buildings(down to 50%) and also to recognize the fact that the rear land drops right off and should not all be coded commercial prime. Corrected to be rear land similar to new McDonalds. Mr. Crosby will bring in a survey stating the additional acreage amount so that the records can be corrected (6 +/- acres)=6.307, shows as 6.31 acres with 563.3 feet frontage. 2011-updates being done to the building put function up to 65% and check in 2012 to move up to 75% function, moved to 75% function to be consistent with others

Property DataNeighborhood **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 **12/30/2015**Price **1,230,000**Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **1 Arms Length Sale**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	750,000	1,193,700	0	1,943,700
2011	308,600	1,029,800	0	1,338,400
2012	308,600	1,183,700	0	1,492,300
2013	308,600	1,183,700	0	1,492,300
2014	309,700	1,016,900	0	1,326,600
2015	309,700	1,016,900	0	1,326,600
2016	309,700	1,016,900	0	1,326,600
2017	309,700	1,016,900	0	1,326,600
2018	309,700	1,016,900	0	1,326,600
2019	309,700	1,016,900	0	1,326,600
2020	309,700	1,016,900	0	1,326,600
2021	309,700	1,016,900	0	1,326,600
2022	309,700	1,016,900	0	1,326,600
2023	329,200	1,079,200	0	1,408,400

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
Square Foot		Square Feet				Acres
16.Regular Lot				%		30.Rear 20+
17.Secondary Site				%		31.Waterfront Rea
18.Secondary Site				%		32.Open Space
19.Condominium				%		33.RestrictEsm
20.Base Homesite				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
		Total Acreage		6.83		

WISCASSET

Map Lot U17-005



Account 1778

Location 681 BATH ROAD

Card 1

Of 2

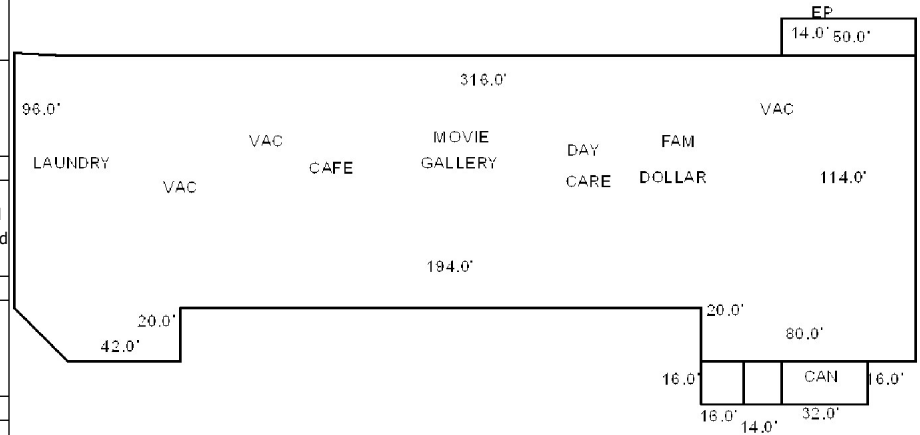
10/05/2023

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 100%	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	
277 STRIP CENTER	1980	32750	2 100	3	0 %	65 %		1.ONE STORY FRAM
22 Encl Frame Porch	0	700	2 100	2	0 %	65 %		2.TWO STORY FRAM
61 Canopy	0	512	2 100	2	0 %	65 %		3.THREE STORY FR
337 COOLER.....	0	512	2 100	2	0 %	65 %		4.1 & 1/2 STORY
220 STORE	1965	816	2 100	1	0 %	40 %		5.1 & 3/4 STORY
344 PAVING.....	0	53200	3 100	2	0 %	50 %		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 U17-005

Account 1778

Location 681 BATH ROAD

Card 2 Of 2 10/05/2023

WM 681 BATH ROAD, LLC.
80 HAYDEN AVENUE
LEXINGTON MA 02421

B4783P292 B4964P176

Previous Owner
WISCASSET MARKETPLACE, LLC

228 OLD PORTLAND ROAD
BRUNSWICK ME 04011
Sale Date: 12/30/2015

Previous Owner
681 BATH ROAD, LLC
C/O WISCASSET MARKETPLACE, LLC
228 OLD PORTLAND ROAD
BRUNSWICK ME 04011
Sale Date: 5/29/2014

Previous Owner
LEE PROPERTIES, LLC

PO BOX 460
DAMARISCOTTA ME 04543
Sale Date: 11/12/2010

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record				
Neighborhood 200 U.S. RTE 1 Tree Growth Year 0 FARM LAND YEAR 0 OPEN SPACE YEAR 0 Zone/Land Use 19 COMMERCIAL Secondary Zone Topography 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 12/30/2015 Price 1,230,000 Sale Type 2 Land & Buildings 1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9. Financing 9 Unknown 1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown Validity 1 Arms Length Sale 1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose Verified 5 Public Record 1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			Year	Land	Buildings	Exempt	Total
			2010	0	600	0	600
			2011	0	400	0	400
			2012	0	400	0	400
			2013	0	400	0	400
2014	0	400	0	400			
2015	0	400	0	400			
2016	0	400	0	400			
2017	0	400	0	400			
2018	0	400	0	400			
2019	0	400	0	400			
2020	0	400	0	400			
2021	0	400	0	400			
2022	0	400	0	400			
2023	0	400	0	400			
Land Data							
Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot	Type	Effective		Influence		Influence Codes	
		Frontage	Depth	Factor	Code		
				%		1.Open Space	
				%		2.Neighborhood A	
				%		3.Topography	
				%		4.Size/Shape	
				%		5.Access	
				%		6.Restriction	
			%		7.Corner/Locatio		
Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite	Square Feet				8.View/Environ		
			%		9.Fract Share		
			%		Acres		
			%		30.Rear 20+		
			%		31.Waterfront Rea		
			%		32.Open Space		
			%		33.RestrictEsm		
			%		34.PASTURE 1		
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				35.HORTICULTURAL-		
			%		36.Pasture 3		
			%		37.Softwood		
			%		38.Mixed Wood		
			%		39.Hardwood		
			%		40.Wasteland		
			%		41.CAMP SITE		
			%		42.Mobile Home Si		
	Total Acreage		0.00		43.Condo Site		
					44.Site Improve		
					45.CAMP SITE		




WISCASSET

Map Lot U17-005

Account 1778

Location 681 BATH ROAD

Card 2 Of 2 10/05/2023

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 100%			Insulation		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.				3.Defmoint	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.
Bsmt Gar # Cars						Entrance Code 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 3/16/2007						1.Owner	4.Agent	7.
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
61 Canopy	0	144	2 100	2	0 %	65 %		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 U17-005-001

Account 1958

Location 681 BATH ROAD

Card 1 Of 1 10/05/2023

STONE JR., JOHN F
ARROWSIC ME 04530

STONE JR., JOHN F ARROWSIC ME 04530			Property Data			Assessment Record				
			Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total
			Tree Growth Year 0			2010	0	29,400	0	29,400
			FARM LAND YEAR 0			2011	0	29,400	0	29,400
			OPEN SPACE YEAR 0			2012	0	29,400	0	29,400
			Zone/Land Use 19 COMMERCIAL			2013	0	29,400	0	29,400
			Secondary Zone			2014	0	29,400	0	29,400
						2015	0	29,400	0	29,400
			Topography 1 Level			2016	0	29,400	0	29,400
			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			2017	0	29,400	0	29,400
2018	0	29,400				0	29,400			
2019	0	29,400				0	29,400			
2020	0	29,400				0	29,400			
2021	0	29,400				0	29,400			
			2022	0	29,400	0	29,400			
			2023	0	48,100	0	48,100			
			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	
					Frontage	Depth	Factor	Code		
		%								
		%								
		%								
		%								
		%								
Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.C Condominium 20.Base Homesite	Square Feet			%						
				%						
				%						
				%						
				%						
				%						
				%						
				%						
				%						
				%						
Fract. Acre 21.HS Size Adj 22.Base 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			%						
				%						
				%						
				%						
				%						
				%						
				%						
				%						
				%						
				%						
Inspection Witnessed By:			Sale Data							
			Sale Date							
			Price							
			Sale Type							
			1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.							
Notes: '23 delete canopies and box trailer adjust size of store. 2004-OLD LIBBY'S TAKEOUT NOW SHED 8 X 12, OLD CAMPER TAXED AS PERSONAL PROPERTY, BOX TRAILER NOW 8 X 40 SHED, LEFT AWNING (CANOPY) 8 X 40 FOR STORE DISPLAY AND RIGHT AWNING (SHOWROOM SHED) 12 X 39. 2006-ADDED NEW 16 X 28 STORE, NO HEAT, 3-SEASON 75% FUNTIONAL. OLD 96 SF. SHED GONE IN 2006. WISCASSET			Financing							
			1.Convert 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown							
			Validity							
			1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose							
			Verified							
			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.							

WISCASSET

Map Lot U17-005-001

Account 1958

Location 681 BATH ROAD

Card 1

Of 1

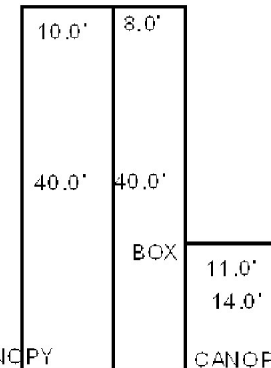
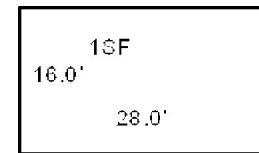
10/05/2023

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 100%	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	
220 STORE	2005	816	2 100	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



Map Lot U17-006

Account 1779

Location BATH ROAD

Card 1 Of 1 10/05/2023

IQ EQ TRUST COMPANY(TRUSTEE)
3 EXECUTIVE PARK DRIVE SUITE 302
BEDFORD NH 03110

B5950P195

Previous Owner
PIONTKOWSKI, ROSALIE M (HEIRS)
ROSALIE M. PIONTKOWSKI REV. TRUST
7 HILLS AVE
CONCORD NH 03301
Sale Date: 10/25/2022

Previous Owner
PIONTKOWSKI, CARL F.
38 RIDGE DRIVE

OLD SAYBROOK CT 06475
Sale Date: 1/17/2006

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2006-PREVIOUS OWNER: CARL F. PIONTKOWSKI BK658
PG354.

1/8/14-Rosalie Piontkowski passed away 10/7/13. Amy K.
Kanyuk was appointed Trustee, changed address.

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	10/25/2022	
Price		
Sale Type	1 Land Only	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	2 Related Parties	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	170,400	0	0	170,400
2011	170,400	0	0	170,400
2012	170,400	0	0	170,400
2013	170,400	0	0	170,400
2014	170,400	0	0	170,400
2015	170,400	0	0	170,400
2016	170,400	0	0	170,400
2017	170,400	0	0	170,400
2018	170,400	0	0	170,400
2019	170,400	0	0	170,400
2020	170,400	0	0	170,400
2021	170,400	0	0	170,400
2022	170,400	0	0	170,400
2023	180,000	0	0	180,000

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		2.36				




WISCASSET

Map Lot U17-006

Account 1779

Location BATH ROAD

Card 1 Of 1 10/05/2023

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 100%	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
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2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars		Entrance Code 4 Unoccupied
Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected

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					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
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					%	%		29.Finished Attic

