

Map Lot U22-001

Account 1851

Location 142 OLD FERRY ROAD

Card 1 Of 1 10/05/2023

WITHEE, VIRGINIA W
PO BOX 72
WISCASSET ME 04578

B588P21

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'21 REMOVE PHILLIP(DECEASED)
12/2013-Abatement issued to correct land factor from 225%
to 100% to be consistent with neighborhood.

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	85,600	87,000	10,000	162,600
2011	85,600	87,000	10,000	162,600
2012	85,600	87,000	10,000	162,600
2013	85,600	91,600	10,000	167,200
2014	44,300	91,600	10,000	125,900
2015	44,300	91,600	10,000	125,900
2016	44,300	91,600	15,000	120,900
2017	44,300	91,600	20,000	115,900
2018	44,300	91,600	20,000	115,900
2019	44,300	91,600	20,000	115,900
2020	44,300	91,600	25,000	110,900
2021	44,300	91,600	25,000	110,900
2022	44,300	91,600	24,000	111,900
2023	55,400	114,500	25,000	144,900

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		5.01				

WISCASSET

Map Lot U22-001


Account 1851

Location 142 OLD FERRY ROAD

Card 1

Of 1

10/05/2023

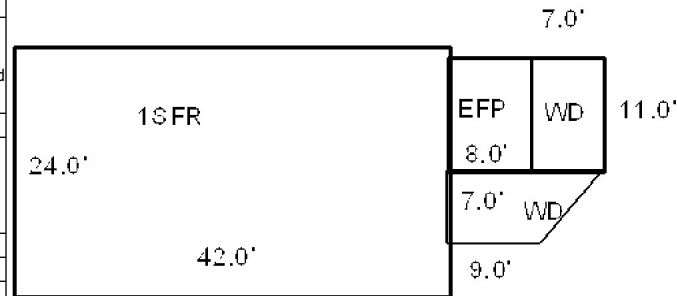
Building Style 2 Ranch	SF Bsmt Living 302	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 2 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 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 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 1964	# 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 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/11/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	1964	88	3 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	1964	161	2 100	4	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	1964	128	2 100	2	0 %	100 %		3.THREE STORY FR
68 Wood Deck	2012	480	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

FR SHED 8X16



MARSHALL, BEATRICE J WISCASSET ME 04578			Property Data			Assessment Record					
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2010	81,900	149,400	10,000	221,300	
			FARM LAND YEAR 0			2011	81,900	149,400	10,000	221,300	
			OPEN SPACE YEAR 0			2012	81,900	149,400	10,000	221,300	
B3392P304			Zone/Land Use 21 RURAL			2013	81,900	149,400	10,000	221,300	
			Secondary Zone			2014	40,600	149,400	10,000	180,000	
						2015	40,600	149,400	10,000	180,000	
			Topography 2 Rolling			2016	40,600	149,400	15,000	175,000	
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	40,600	149,400	20,000	170,000	
2018	40,600	149,400				20,000	170,000				
Utilities 4 Drilled Well 6 Septic System						2019	40,600	149,400	20,000	170,000	
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None						2020	40,600	149,400	25,000	165,000	
1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet						2021	40,600	149,400	25,000	165,000	
			Street 1 Paved			2022	40,600	149,400	24,000	166,000	
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2023	50,800	186,700	25,000	212,500	
			Land Data								
			Front Foot		Type	Effective		Influence		Influence Codes	
Frontage	Depth	Factor				Code					
Square Foot			Square Feet								
Fract. Acre			Acreege/Sites								
			20	1.00	100	%		0			
			21	1.00	100	%		0			
			28	2.17	100	%		0			
Total Acreage			3.17								

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:
2001-DIVORCE DECREE PREVIOUS BK1877 PG0113
2005-QUITCLAIM DEED FROM DAVID TO BEATRICE MARSHALL BK2361 PG295
12/2013-Abatement issued to correct land factor from 225% to 100% to be consistent with neighborhood.

WISCASSET


WISCASSET

Map Lot U22-002

Account 1852

Location 152 OLD FERRY ROAD

Card 1 Of 1 10/05/2023

Building Style 2 Ranch	SF Bsmt Living 360	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 2 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 3 COMPOSITION	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1110
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 100	# 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 1972	# 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 2		Entrance Code 1 Interior Inspect
Wet Basement 2 Damp 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.

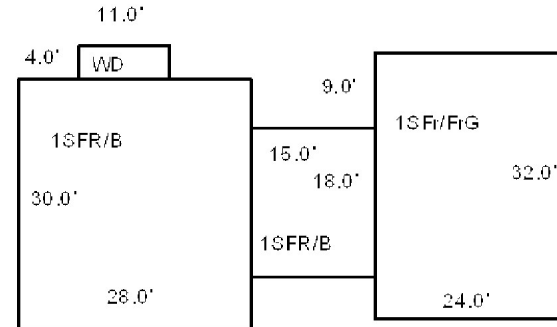
Date Inspected 3/20/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	1972	768	3 105	4	0 %	100 %		1.ONE STORY FRAM
23 Frame Garage	1972	576	3 100	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	1972	44	2 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

FR SHED 8X8

FR GARAGE 24X24



Map Lot U22-003

Account 1853

Location 160 OLD FERRY ROAD

Card 1 Of 1 10/05/2023

SONIA, CHRISTINE C
SONIA-FRANZ, ANNE MARIE S
WISCASSET ME 04578

B672P5 B5369P235

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

6/15/21 NAH NO FURTHER CHANGES BUT ADD BATH MISSED ON ENTRY
7/7/20 W/MR REMOVE EP AND GAR, EP TO 1sFr, ADD NEW 1sBFR
STREAM AND POND ON PARCEL.
12/2013-Abatement issued to correct land factor from 225% to 100% to be consistent with neighborhood.

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	82,200	114,900	10,000	187,100
2011	82,200	114,900	10,000	187,100
2012	82,200	114,900	10,000	187,100
2013	82,200	114,900	10,000	187,100
2014	41,000	114,900	10,000	145,900
2015	41,000	114,900	10,000	145,900
2016	41,000	114,900	15,000	140,900
2017	41,000	114,900	20,000	135,900
2018	41,000	114,900	20,000	135,900
2019	41,000	114,900	20,000	135,900
2020	41,000	132,700	25,000	148,700
2021	41,000	135,300	25,000	151,300
2022	41,000	135,300	24,000	152,300
2023	51,200	169,100	25,000	195,300

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		3.33		

WISCASSET

Map Lot U22-003


Account 1853

Location 160 OLD FERRY ROAD

Card 1

Of 1

10/05/2023

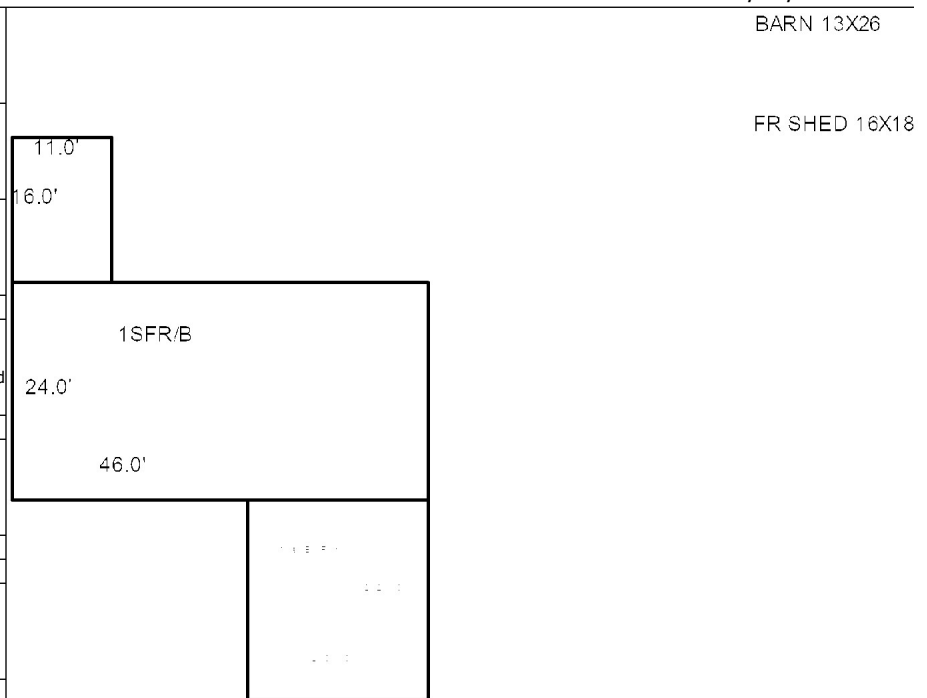
Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling 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 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1104
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1963	# 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 12/11/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	1963	256	3 100	4	0 %	100 %	
24 Frame Shed	1963	288	2 100	3	0 %	100 %	
157 1.50 ST	1963	338	2 100	3	0 %	100 %	
11 1	2019	440	0 0	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 U22-004

Account 1854

Location 168 OLD FERRY ROAD

Card 1 Of 1 10/05/2023

GRIFFIN, CONRAD G
GRIFFIN, KARA E
168 OLD FERRY ROAD
WISCASSET ME 04578

B5534P8

Previous Owner
SONIA-FRANZ, ANNE MARIE S

168 OLD FERRY ROAD
WISCASSET ME 04578
Sale Date: 6/12/2020

Previous Owner
SONIA, CAROLINE M.
PO BOX 638

WISCASSET ME 04578
Sale Date: 10/01/2004

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2005-FORMER OWNER: CAROLINE M. SONIA BK603 PG62
PER DEED CHANGED ACREAGE FROM 1.93 TO 2.00.
8/19/05-PER OWNER CHANGED BASEMENT TO DRY NOT
WET.
12/2013-Abatement issued to correct land factor from 225%
to 100% to be consistent with neighborhood.

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 3 Above Street		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 8 3 Public Sewer		
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 6/12/2020		
Price 20,000		
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 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	79,600	111,400	10,000	181,000
2011	79,600	111,400	10,000	181,000
2012	79,600	111,400	10,000	181,000
2013	79,600	111,400	10,000	181,000
2014	38,300	111,400	10,000	139,700
2015	38,300	111,400	10,000	139,700
2016	38,300	111,400	15,000	134,700
2017	38,300	111,400	20,000	129,700
2018	38,300	111,400	20,000	129,700
2019	38,300	111,400	20,000	129,700
2020	38,300	111,400	25,000	124,700
2021	38,300	111,400	0	149,700
2022	38,300	111,400	0	149,700
2023	47,900	139,200	0	187,100

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		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		2.00				

WISCASSET

Map Lot U22-004

Account 1854

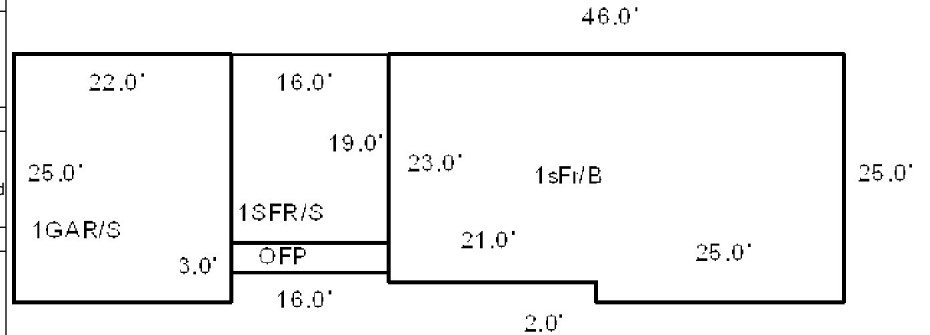
Location 168 OLD FERRY ROAD

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.Fl/Wall	12.	3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0% 9 None			Insulation 1 Full		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy 5.Unknown 8.		
Exterior Walls 8 ALUM/VINYL			3.H Pump	6.	9.None	3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style 2 TYPICAL			Unfinished % 0%		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor 3 Average 105%		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface 1 Asphalt Shingles			Bath(s) Style 2 TYPICAL			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint) 1108		
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 1			Phys. % Good 0%		
Year Built 1965			# 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.	<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 2 Damp Basement								
1.Dry	4.	7.						
2.Damp	5.	8.						
3.Wet	6.	9.						

Date Inspected 3/30/2007

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
1 ONE STORY	1965	304	3 100	4	0 %	100 %		3.THREE STORY FR
21 Open Frame	1965	48	3 100	4	0 %	100 %		4.1 & 1/2 STORY
23 Frame Garage	1965	550	3 100	4	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U22-004-A

Account 1855

Location 176 OLD FERRY ROAD

Card 1 Of 1 10/05/2023

SONIA, JEFFREY E
SONIA, JAMIE L
WISCASSET ME 04578

B2052P170

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

12/2013-Abatement issued to correct land factor from 225% to 100% to be consistent with neighborhood.

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	79,200	180,800	10,000	250,000
2011	79,200	180,800	10,000	250,000
2012	79,200	180,800	10,000	250,000
2013	79,200	180,800	10,000	250,000
2014	38,000	180,800	10,000	208,800
2015	38,000	180,800	10,000	208,800
2016	38,000	180,800	15,000	203,800
2017	38,000	180,800	20,000	198,800
2018	38,000	180,800	20,000	198,800
2019	38,000	180,800	20,000	198,800
2020	38,000	180,800	25,000	193,800
2021	38,000	180,800	25,000	193,800
2022	38,000	180,800	24,000	194,800
2023	47,500	226,000	25,000	248,500

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		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		1.84				

WISCASSET

Map Lot U22-004-A


Account 1855

Location 176 OLD FERRY ROAD

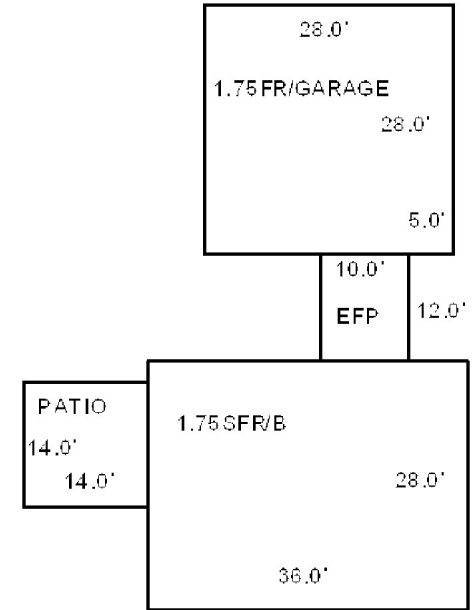
Card 1

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 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) 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 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 1995	# 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.

FR SHED 12X16



Date Inspected 3/22/2007

Additions, Outbuildings & Improvements								Sound Value
Type	Year	Units	Grade	Cond	Phys.	Funct.		
68 Wood Deck	1995	24	3 100	4	0 %	100 %		
24 Frame Shed	2003	192	3 100	4	0 %	100 %		
62 Patio	2006	196	3 100	4	0 %	100 %		
22 Encl Frame Porch	2006	120	3 100	4	0 %	100 %		
92 3/4S AD/GAR.....	2006	784	3 100	4	0 %	100 %		
68 Wood Deck	2006	24	3 100	4	0 %	100 %		
					%	%		
					%	%		
					%	%		
					%	%		



Map Lot	U22-005	Account	1856	Location	589 BIRCH POINT ROAD	Card	1	Of	1	10/05/2023
BOUINATCHOV, IVAN BOUINATCHOVA, ELIZABETH 30 JOHNSON STREET WISCASSET ME 04578 B5949P165 Previous Owner JOHNSON, TESSA M CRETA, GUISEPPE A 589 BIRCH POINT ROAD WISCASSET ME 04578 Sale Date: 10/28/2022 Previous Owner SKINNER, RENEE D 55 BACK MEADOW ROAD NOBLEBORO ME 04555 Sale Date: 1/14/2020 Previous Owner HUGHES, ANDREW E. J/T HUGHES, JENISE L. WISCASSET ME 04578 Sale Date: 6/17/2016				Property Data		Assessment Record				
				Neighborhood 109 SOUTHEAST		Year	Land	Buildings	Exempt	Total
				Tree Growth Year 0		2010	77,600	91,600	16,000	153,200
				FARM LAND YEAR 0		2011	77,600	91,600	16,000	153,200
				OPEN SPACE YEAR 0		2012	77,600	93,100	16,000	154,700
Previous Owner JOHNSON, TESSA M CRETA, GUISEPPE A 589 BIRCH POINT ROAD WISCASSET ME 04578 Sale Date: 10/28/2022				Zone/Land Use 21 RURAL		2013	77,600	93,100	16,000	154,700
				Secondary Zone		2014	36,300	93,100	0	129,400
						2015	36,300	93,100	0	129,400
				Topography 1 Level		2016	36,300	93,100	0	129,400
				1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2017	36,300	93,100	0	129,400
2018	36,300	93,100	0			129,400				
Previous Owner SKINNER, RENEE D 55 BACK MEADOW ROAD NOBLEBORO ME 04555 Sale Date: 1/14/2020				Utilities 4 Drilled Well 3 Public Sewer		2019	36,300	93,100	0	129,400
				1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2020	36,300	93,100	0	129,400
						2021	36,300	93,100	0	129,400
				Street 1 Paved		2022	36,300	93,100	0	129,400
				1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet		2023	45,400	116,400	0	161,800
Land Data										
Inspection Witnessed By: <										

WISCASSET

Map Lot U22-005

Account 1856

Location 589 BIRCH POINT ROAD

Card 1

Of 1

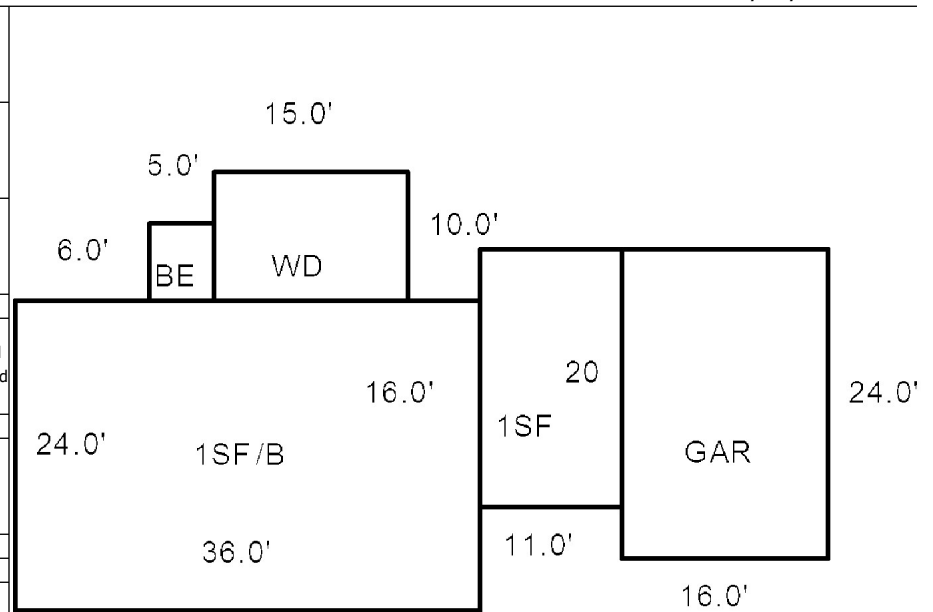
10/05/2023

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% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 864
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 1957	# 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 0		Entrance Code 1 Interior Inspect
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 2 Relative
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/09/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	1957	220	3 105	5	0 %	100 %		1.ONE STORY FRAM
23 Frame Garage	1957	384	3 100	4	0 %	100 %		2.TWO STORY FRAM
90 BSMT ENTRY.....	1957	30	3 100	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	2012	150	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 U22-006

Account 1857

Location BIRCH POINT ROAD

Card 1 Of 1 10/05/2023

MCINTIRE, WILLIAM H
MCINTIRE, BARBARA
WISCASSET ME 04578

B1011P43

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

LOW & WET/VACANT.

2013- This lot combined with Lot 7 for tax purposes.

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	37,200	0	0	37,200
2011	37,200	0	0	37,200
2012	37,200	0	0	37,200
2013	0	0	0	0
2014	0	0	0	0
2015	0	0	0	0
2016	0	0	0	0
2017	0	0	0	0
2018	0	0	0	0
2019	0	0	0	0
2020	0	0	0	0
2021	0	0	0	0
2022	0	0	0	0
2023	0	0	0	0

Land Data

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

WISCASSET

Map Lot U22-006

Account 1857

Location BIRCH POINT 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 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.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 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 12/11/2006								
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 U22-007

Account 1858

Location 575 BIRCH POINT ROAD

Card 1 Of 1 10/05/2023

MCINTIRE, WILLIAM H
MCINTIRE, BARBARA L
WISCASSET ME 04578

B671P262

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2003-ADDED 1SF 50% COMPLETE
2004-1SF 100% COMPLETE AND ABOVE GROUND POOL
ADDED. 2ND BILLING 2004 WILL ADD THE NEW DECKS.
2009-Shed added & addition to house
2013-Combined this lot with lot 6 for tax purposes only.

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	40,700	174,400	10,000	205,100
2011	40,700	174,400	10,000	205,100
2012	40,700	174,400	10,000	205,100
2013	43,600	174,400	10,000	208,000
2014	43,600	174,400	10,000	208,000
2015	43,600	174,400	10,000	208,000
2016	43,600	174,400	15,000	203,000
2017	43,600	174,400	20,000	198,000
2018	43,600	174,400	20,000	198,000
2019	43,600	174,400	20,000	198,000
2020	43,600	174,400	25,000	193,000
2021	43,600	174,400	25,000	193,000
2022	43,600	174,400	24,000	194,000
2023	54,500	218,100	25,000	247,600

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
		Total Acreage		4.63		

WISCASSET

Map Lot U22-007


Account 1858

Location 575 BIRCH POINT ROAD

Card 1

Of 1

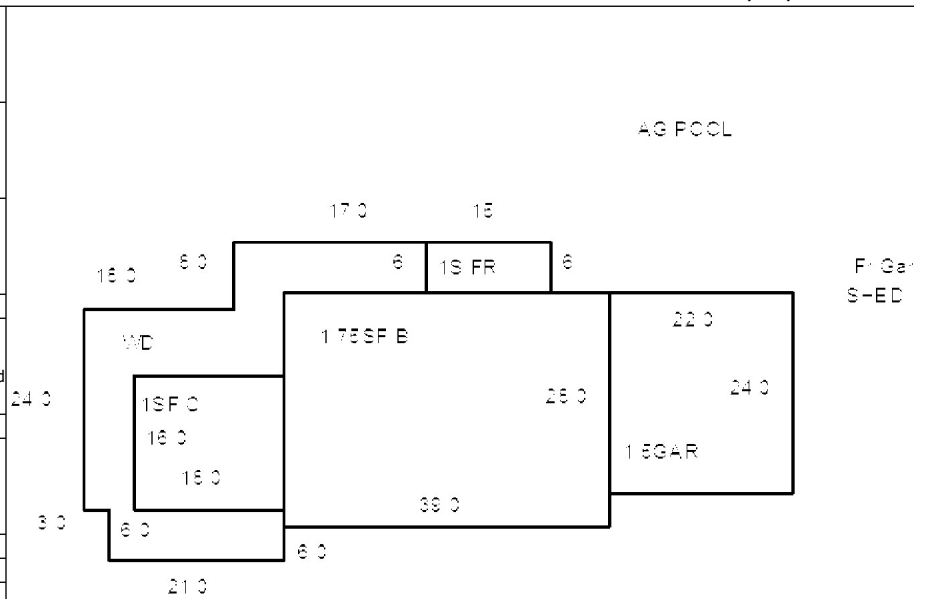
10/05/2023

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 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 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) 1092
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 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 1	Phys. % Good 0%
Year Built 1968	# 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 0		Entrance Code 3 Information Only
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 3 Tenant
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/01/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	1968	528	3 100	4	0 %	100 %	
1 ONE STORY	2002	288	4 95	4	0 %	100 %	
73 AB.GR. POOL.....	0	1	3 100	4	99 %	100 %	
68 Wood Deck	2003	564	3 100	4	0 %	100 %	
23 Frame Garage	2006	392	3 100	4	0 %	90 %	
1 ONE STORY	2009	90	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	



Map Lot U22-008

Account 1859

Location BIRCH POINT ROAD

Card 1 Of 1 10/05/2023

SONIA-FRANZ, ANNE MARIE S
FRANZ, STEVEN SR
WISCASSET ME 04578

B5445P314

Previous Owner
CONNORS, KENNETH W

541 BIRCH POINT ROAD
WISCASSET ME 04578
Sale Date: 10/18/2019

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

VACANT NO ROAD FRONT.

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	1 Level		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	9 NoWater/NoSewer		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	10/18/2019		
Price	11,500		
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	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	22,300	0	0	22,300
2011	22,300	0	0	22,300
2012	22,300	0	0	22,300
2013	22,300	0	0	22,300
2014	22,300	0	0	22,300
2015	22,300	0	0	22,300
2016	22,300	0	0	22,300
2017	22,300	0	0	22,300
2018	22,300	0	0	22,300
2019	22,300	0	0	22,300
2020	22,300	0	0	22,300
2021	22,300	0	0	22,300
2022	22,300	0	0	22,300
2023	27,900	0	0	27,900

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		1.77				

WISCASSET

Map Lot U22-008

Account 1859

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

LAMBERT, TERI L
PO BOX 193
WISCASSET ME 04578

B5516P139

Previous Owner
BILLINGS, DANIEL I
MARTIN, BRIANNE M
566 BIRCH POINT ROAD
WISCASSET ME 04578
Sale Date: 5/05/2020

Previous Owner
BOUCHER, LENA G.

30 MALO STREET
LEWISTON ME 04240
Sale Date: 6/20/2016

Previous Owner
BOUCHER, RICHARD C.
BOUCHER, LENA G.

WISCASSET ME 04578
Sale Date: 2/01/2013

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2/4/13-Mr. Boucher passed away 2/1/13 leaving property to wife, who was joint tenant.

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	3 Public Sewer	4 Drilled Well
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	5/05/2020
Price	190,000

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

5. Distress	6. Exempt	7. 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	38,900	147,000	10,000	175,900
2011	38,900	147,000	10,000	175,900
2012	38,900	147,000	10,000	175,900
2013	38,900	147,000	10,000	175,900
2014	38,900	147,000	10,000	175,900
2015	38,900	147,000	10,000	175,900
2016	38,900	147,000	15,000	170,900
2017	38,900	147,000	20,000	165,900
2018	38,900	147,000	20,000	165,900
2019	38,900	147,000	20,000	165,900
2020	38,900	147,000	25,000	160,900
2021	38,900	147,000	0	185,900
2022	38,900	147,000	24,000	161,900
2023	48,600	183,800	25,000	207,400

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	
Square Foot		Square Feet				8.View/Environ	
	16.Regular Lot			%		9.Fract Share	
	17.Secondary Site			%		Acres	
	18.Secondary Site			%		30.Rear 20+	
	19.Condominium			%		31.Waterfront Rea	
	20.Base Homesite			%		32.Open Space	
				%		33.RestrictEsm	
				%		34.PASTURE 1	
Fract. Acre		Acreage/Sites				35.HORTICULTURAL-	
	21.HS Size Adj	20	1.00	100	%	0	36.Pasture 3
	22.Base Waterfront	21	1.00	100	%	0	37.Softwood
	23.Deep WF Size A	28	1.29	100	%	0	38.Mixed Wood
	Acres				%		39.Hardwood
	24.Base Waterfront				%		40.Wasteland
	25.Shallow WF Siz				%		41.CAMP SITE
	26.Base Water Inf				%		42.Mobile Home Si
27.Influence W Si				%		43.Condo Site	
28.Rear Land 1-10						44.Site Improve	
29.Rear Land 11-2						45.CAMP SITE	
		Total Acreage		2.29			

WISCASSET

Map Lot U22-009

Account 1860

Location 566 BIRCH POINT ROAD

Card 1

Of 1

10/05/2023

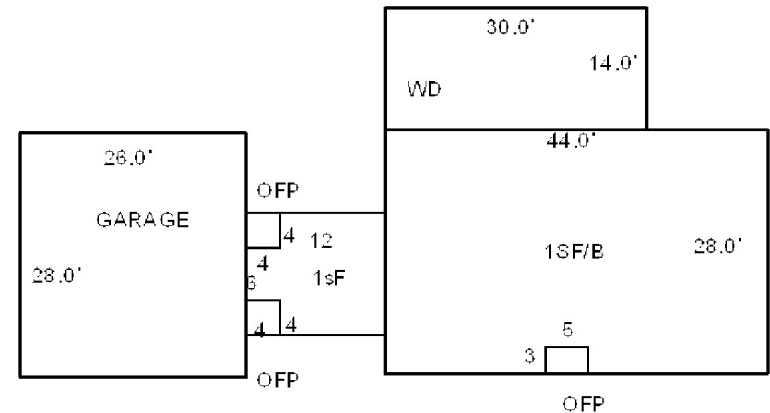
Building Style 2 Ranch	SF Bsmt Living 554	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 9 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling 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 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) 1217
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 1	Phys. % Good 0%
Year Built 1963	# 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 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/08/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	1963	192	0 100	0	0 %	100 %	
68 Wood Deck	1963	420	3 100	4	0 %	100 %	
21 Open Frame	1963	32	3 100	4	0 %	100 %	
23 Frame Garage	1963	728	3 100	4	0 %	100 %	
21 Open Frame	1963	15	3 100	4	0 %	100 %	
24 Frame Shed	1990	96	2 100	4	0 %	100 %	
21 Open Frame	0	16	0 0	0	0 %	100 %	
21 Open Frame	0	16	0 0	0	0 %	100 %	
					%	%	
					%	%	

FR SHED 8X12



Map Lot U22-010

Account 1861

Location 576 BIRCH POINT ROAD

Card 1 Of 1 10/05/2023

KIPP, SANDRA J
576 BIRCH POINT ROAD
WISCASSET ME 04578

B1696P107 B5077P14

Previous Owner
KIPP, BARBARA A.

24 COTE DRIVE
DOVER NH 03820
Sale Date: 11/07/2016

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

6/15/21 NAH GATED BUT CAN SEE NEW ROOF AND ROOF
OVERHANG CREATING AN OP. ADJ COND ALSO.
'18 nah gated est 11x19 wd (size per permit)

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	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	11/07/2016		
Price			
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	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	39,000	116,800	0	155,800
2011	39,000	116,800	0	155,800
2012	39,000	116,800	0	155,800
2013	39,000	116,800	0	155,800
2014	39,000	116,800	0	155,800
2015	39,000	116,800	0	155,800
2016	39,000	116,800	0	155,800
2017	39,000	116,800	0	155,800
2018	39,000	118,900	20,000	137,900
2019	39,000	118,900	20,000	137,900
2020	39,000	118,900	25,000	132,900
2021	39,000	138,200	25,000	152,200
2022	39,000	138,200	24,000	153,200
2023	48,800	172,800	25,000	196,600

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		2.36				

WISCASSET

Map Lot U22-010


Account 1861

Location 576 BIRCH POINT ROAD

Card 1

Of 1

10/05/2023

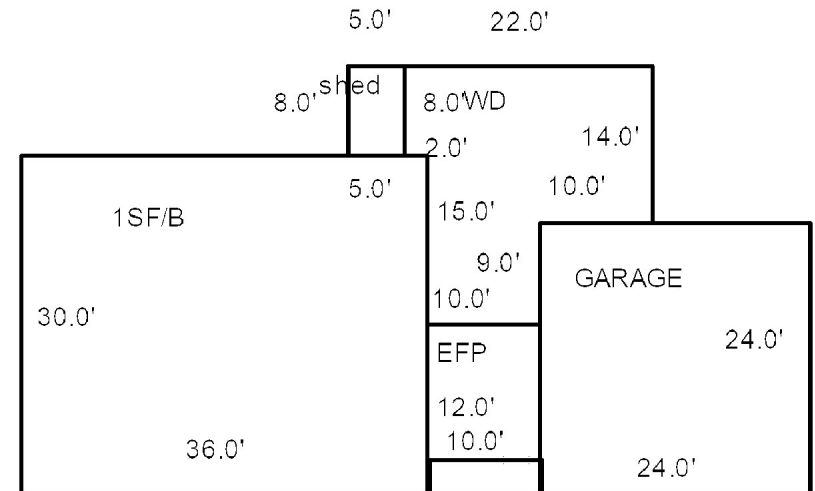
Building Style 2 Ranch	SF Bsmt Living 280	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 3 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 3 Sheet Metal	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1080
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 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 1965	# 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 0		Entrance Code 5 Estimated
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 6 Other
		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
22 Encl Frame Porch	0	120	0 0	0	0 %	100 %	
68 Wood Deck	0	326	0 0	0	0 %	100 %	
23 Frame Garage	0	536	0 0	0	0 %	100 %	
24 Frame Shed	2007	120	3 100	4	0 %	100 %	
61 Canopy	2007	60	2 100	3	0 %	100 %	
163 1 ST	1965	40	3 100	4	0 %	100 %	
68 Wood Deck	2017	209	3 100	4	0 %	100 %	
21 Open Frame	2020	30	9 100	4	0 %	100 %	
					%	%	
					%	%	

SHED



Map Lot U22-012

Account 1862

Location 584 BIRCH POINT ROAD

Card 1 Of 1 10/05/2023

RATTLEFF, CODY
RATTLEFF, EMILY
241 PARLIAMENT CIRCLE
TOPSHAM ME 04086

B5642P37

Previous Owner
VYE, WHITFIELD (J/T)
VYE, DULCIANNE
31 WOODMARK WAY
WAKEFIELD RI 02879
Sale Date: 12/29/2020

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

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	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	12/29/2020		
Price	235,000		
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	39,500	155,300	10,000	184,800
2011	39,500	155,300	10,000	184,800
2012	39,500	155,300	10,000	184,800
2013	39,500	155,300	10,000	184,800
2014	39,500	155,300	10,000	184,800
2015	39,500	155,300	10,000	184,800
2016	39,500	155,300	15,000	179,800
2017	39,500	155,300	20,000	174,800
2018	39,500	155,300	20,000	174,800
2019	39,500	155,300	20,000	174,800
2020	39,500	155,300	25,000	169,800
2021	39,500	155,300	0	194,800
2022	39,500	155,300	0	194,800
2023	49,400	194,100	0	243,500

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		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		2.60				

WISCASSET

Map Lot U22-012

Account 1862

Location 584 BIRCH POINT ROAD

Card 1

Of 1

10/05/2023

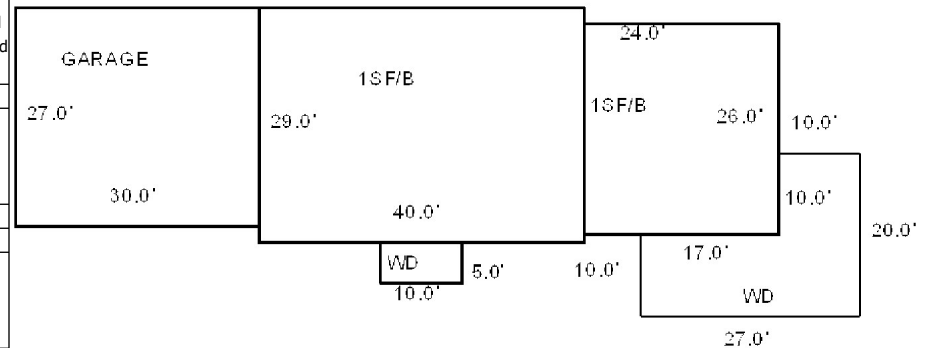
Building Style	2 Ranch		SF Bsmst Living	0		Layout	1 Typical		
1.Conv.	5.Colonial	9.Other	Fin Bsmst Grade	0 0		1.Typical	4.	7.	
2.Ranch	6.Split	10.Double	HEARTH	0		2.Inadeq	5.	8.	
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type	100%	1 Hot Water BB	3.	6.	9.	
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic	9 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	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)	1160		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition	4 Average		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G	
SF Masonry Trim	0		# Rooms	5		2.Fair	5.Avg+	8.Exc	
OPEN-3-CUSTOM	0		# Bedrooms	2		3.Avg-	6.Good	9.Same	
OPEN-4-CUSTOM	0		# Full Baths	2		Phys. % Good	0%		
Year Built	1975		# 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.	
Bsmst 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		

Date Inspected 12/11/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	1975	624	3 100	4	0 %	100 %	
68 Wood Deck	1975	270	3 100	1	0 %	100 %	
23 Frame Garage	1975	810	3 100	4	0 %	100 %	
68 Wood Deck	1975	96	3 100	4	0 %	100 %	
68 Wood Deck	1975	50	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

FR SHED NM



MURRAY(TRUSTEE), MARY D
MARY D MURRAY FAMILY TRUST
HINGHAM MA 02043

B5637P249

Previous Owner
GILCHRIST, WILLIAM W J/T
GILCHRIST, KAY M

WISCASSET ME 04578
Sale Date: 12/21/2020

Previous Owner
BERRY, LAWRENCE F. (T/C)
MCINTIRE, BARBARA L.

WISCASSET ME 04578
Sale Date: 4/25/2003

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 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 12/21/2020		
Price 250,000		
Sale Type 2 Land & Buildings		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing 9 Unknown		
1.Convert	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity 1 Arms Length Sale		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified 5 Public Record		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	79,000	150,200	10,000	219,200
2011	79,000	150,200	10,000	219,200
2012	79,000	150,200	16,000	213,200
2013	79,000	150,200	16,000	213,200
2014	37,800	150,200	16,000	172,000
2015	37,800	150,200	16,000	172,000
2016	37,800	150,200	21,000	167,000
2017	37,800	150,200	26,000	162,000
2018	37,800	150,200	26,000	162,000
2019	37,800	150,200	26,000	162,000
2020	37,800	150,200	31,000	157,000
2021	37,800	150,200	0	188,000
2022	37,800	150,200	0	188,000
2023	47,200	187,800	0	235,000

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
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	100	%	0	37.Softwood
22.Base Waterfron	21	1.00	100	%	0	38.Mixed Wood
23.Deep WF Size A	28	0.74	100	%	0	39.Hardwood
Acres				%		40.Wasteland
24.Base Waterfron				%		41.CAMP SITE
25.Shallow WF Siz				%		42.Mobile Home Si
26.Base Water Inf				%		43.Condo Site
27.Influence W Si				%		44.Site Improveve
28.Rear Land 1-10				%		45.CAMP SITE
29.Rear Land 11-2				%		
		Total Acreage	1.74			

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

DECEASED SEPT 2001 NO LONGER VET EX. OR HOMESTEAD
EXEMPTION. 2002-PROPERTY PUT IN BOTH SON &
DAUGHTER NAMES. PREVIOUS BK2740 PG19, BK850 PG110.
2002-PUT BARBARA'S MAILING ADDRESS AS THAT WAS THE
ONE ON THE PROBATE RECORD TO RETURN TO.
2002-PER DEED CHANGED ACREAGE FROM 1.01 TO 1.74
2004-PREVIOUS OWNERS: LAWRENCE BERRY & BARBARA
MCINTIRE (FRANK BERRY HEIRS) BK2765 PG87
12/2013-Abatement issued to correct land factor from 225%
to 100% consistent with neighborhood.

WISCASSET

Map Lot U22-013

Account 1863

Location 590 BIRCH POINT ROAD

Card 1

Of 1

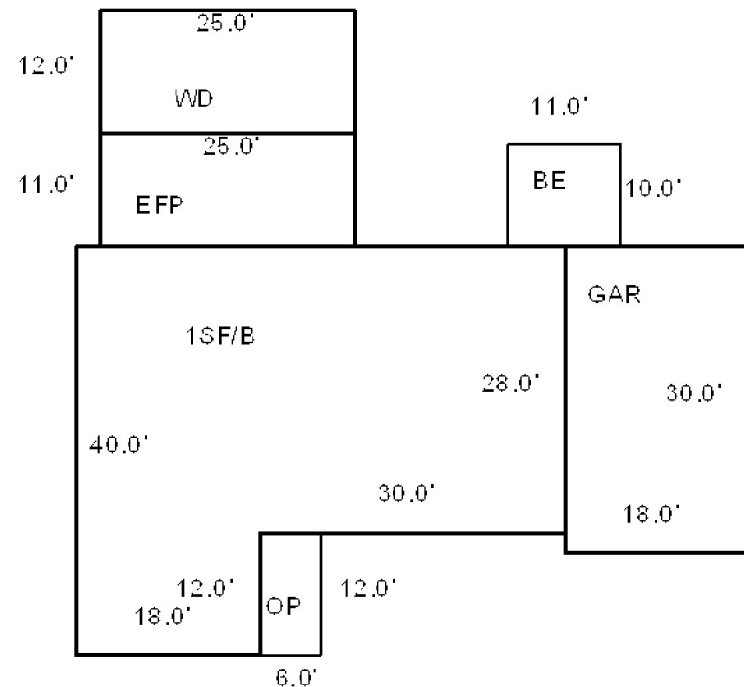
10/05/2023

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 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1728
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1958	# 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 12/11/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	1958	72	3 100	4	0 %	100 %	
68 Wood Deck	1958	300	3 100	4	0 %	100 %	
23 Frame Garage	1958	540	3 100	4	0 %	100 %	
22 Encl Frame Porch	1958	275	3 100	4	0 %	100 %	
90 BSMT ENTRY.....	1958	110	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Map Lot		U22-014		Account		1864		Location		208 OLD FERRY ROAD		Card		1		Of		1		10/05/2023					
PEDERSON, PAMELA L 208 OLD FERRY ROAD WISCASSET ME 04578 B5894P152 Previous Owner HAYWARD, FRANKLIN R HAYWARD, LAURA B WISCASSET ME 04578 Sale Date: 6/08/2022				Property Data				Assessment Record																	
				Neighborhood				109 SOUTHEAST				Year		Land		Buildings		Exempt		Total					
				Tree Growth Year				0				2010		78,400		124,200		10,000		192,600					
				FARM LAND YEAR				0				2011		78,400		124,200		10,000		192,600					
				OPEN SPACE YEAR				0				2012		78,400		124,200		10,000		192,600					
Inspection Witnessed By: X No./Date Description Date Insp.				Zone/Land Use				21 RURAL				2013		78,400		124,200		10,000		192,600					
				Secondary Zone								2014		37,200		124,200		10,000		151,400					
				Topography				1 Level				2015		37,200		124,200		10,000		151,400					
				1.Level				4.Below St				7.Steep				2016		37,200		124,200		15,000		146,400	
				2.Rolling				5.Low				8.Rough				2017		37,200		124,200		20,000		141,400	
Notes: 2002- RALPH JONES PASSED AWAY 5/19/02 PROPERTY NOW OWNED BY FRANK HAYWARD, WHO LIVES AT THAT ADDRESS. 2002-PER DEED CHANGED ACREAGE FROM 2.17 AC TO 1.44 AC 12/2013-Abatement issued to correct land factor from 225% to 100% to be consistent with neighborhood. WISCASSET				3.Above St				6.Swampy				9.				2018		37,200		124,200		20,000		141,400	
				Utilities				1 All Public				2019		37,200		124,200		20,000		141,400					
				1.Public				4.Dr Well				7.Cesspool				2020		37,200		124,200		25,000		136,400	
				2.Water				5.DUG/LAKE				8.				2021		37,200		124,200		25,000		136,400	
				3.Sewer				6.Septic				9.None				2022		37,200		124,200		24,000		137,400	
				Street				1 Paved				2023		46,500		155,300		0		201,800					
				1.Paved				4.Proposed				7.				Land Data									
				2.Semi Imp				5.Private				8.													
				3.Gravel				6.Pub Eas				9.NoStreet													
				TREE GROWTH PLAN				0																	
				CONSERV EASE				0				Front Foot		Type		Effective		Influence		Influence Codes					
				Sale Data				6/08/2022																	
				Price																					
				Sale Type				2 Land & Buildings																	
				1.Land				4.Mobile														7.			
				2.L & B				5.Other				8.				Square Foot		Square Feet							
				3.Building				6.				9.													
				Financing				9 Unknown																	
				1.Convent				4.Seller				7.													
				2.FHA/VA				5.Private				8.													
				3.Assumed				6.Cash				9.Unknown				Fract. Acre		Acreage/Sites							
				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				24.Base Waterfron													
				1.Buyer				4.Agent														7.Family			
				2.Seller				5.Pub Rec														8.Other			
				3.Lender				6.MLS														9.			


WISCASSET

Map Lot U22-014

Account 1864

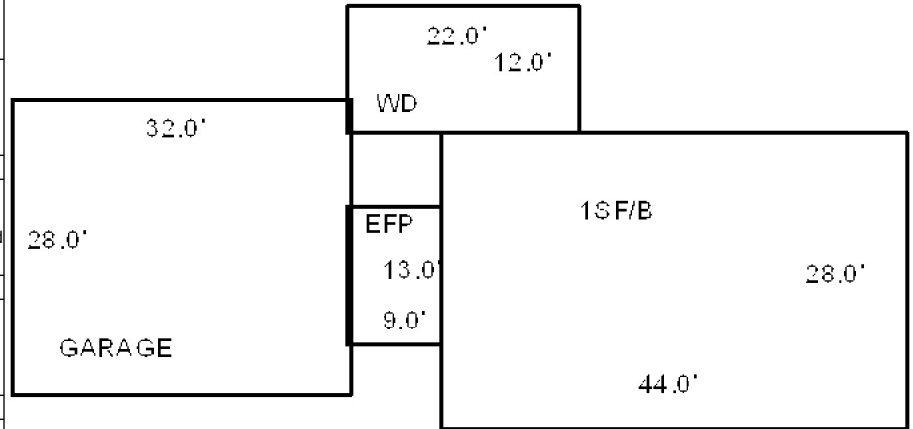
Location 208 OLD FERRY ROAD

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 1			2.Inadeq 5. 8.			
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100% 1 Hot Water BB			3. 6. 9.			
4.Cape	8.Log	12.Cot.	1.HWB 5.FWA 9.No Heat			Attic 9 None			
Dwelling Units 1			2.HWC 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 4 Good 95%			
3.COMP	7.NO	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) 1232			
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition 4 Average			
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G			
SF Masonry Trim 0			# Rooms 5			2.Fair 5.Avg+ 8.Exc			
OPEN-3-CUSTOM 0			# Bedrooms 2			3.Avg- 6.Good 9.Same			
OPEN-4-CUSTOM 0			# Full Baths 2			Phys. % Good 0%			
Year Built 1972			# 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 A Division of Harris Computer Systems</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.							
Econ. % Good 100%									
Economic Code None									
0.None 3.Services 9.None									
1.Location 4.Traffic 8.									
2.Encroach 8.Other 9.									
Entrance Code 1 Interior Inspect									
1.Interior 4.Vacant 7.									
2.Refusal 5.Estimate 8.									
3.Informed 6. 9.									
Information Code 1 Owner									

Date Inspected 3/10/2007

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
22 Encl Frame Porch	1972	117	3 100	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	1972	264	3 100	4	0 %	100 %		4.1 & 1/2 STORY
23 Frame Garage	1972	896	3 100	4	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot		U22-015		Account		1865		Location		207 OLD FERRY ROAD		Card		1		Of		1		10/05/2023	
MAJEWSKI, REID R 207 OLD FERRY ROAD WISCASSET ME 04578 B5413P103				Property Data				Assessment Record													
				Neighborhood 109 SOUTHEAST				Year		Land		Buildings		Exempt		Total					
				Tree Growth Year 0				2010		56,000		168,500		0		224,500					
				FARM LAND YEAR 0				2011		56,000		168,500		0		224,500					
				OPEN SPACE YEAR 0				2012		56,000		168,500		10,000		214,500					
Previous Owner HARRIS JR., ROBERT J J/T HARRIS, CAROLYN L WISCASSET ME 04578 Sale Date: 7/31/2019				Zone/Land Use 21 RURAL				2013		56,000		168,500		10,000		214,500					
				Secondary Zone				2014		37,300		168,500		10,000		195,800					
								2015		37,300		168,500		10,000		195,800					
				Topography 2 Rolling				2016		37,300		168,500		15,000		190,800					
				Previous Owner LUDWIG, ELEANOR KRISTIN J/T MCINTIRE, JAY A. TAMWORTH NH 03886 0025 Sale Date: 11/19/2010				1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.				2017		37,300		168,500		20,000		185,800	
Utilities 4 Drilled Well 3 Public Sewer								2019		37,300		168,500		20,000		185,800					
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None								2020		37,300		168,500		0		205,800					
Street 1 Paved								2021		37,300		168,500		0		205,800					
1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet								2022		37,300		168,500		0		205,800					
Previous Owner MACDONALD, ROBERT L. MACDONALD, CAROL E. C/O ELEANOR K. LUDWIG & JAY A. MCINTIRE WISCASSET ME 04578 Sale Date: 7/06/2007				TREE GROWTH PLAN 0				Land Data													
				CONSERV EASE 0																	
				Sale Data																	
				Sale Date 7/31/2019																	
				Price 239,000																	
Inspection Witnessed By:				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.																	
				Financing 9 Unknown																	
Notes: 2004-NO MORE HOMESTEAD, NOW IN FLORIDA. 2007-FORMER OWNER: ROBERT L. & CAROL E. MACDONALD BK603 PG440. 2011-Former owner: Eleanor Kristin Ludwig & Jay McIntire bought for \$240,000 in 7/2006, previous bk3701 pg289. 12/2013-Abatement issued to correct land factor from water influence 100% to homestie 100% to be consistent with neighborhood.				1.Convent 4.Seller 7.				Square Foot				Square Feet									
				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																	
WISCASSET				Verified 5 Public Record				Fract. Acre													
				1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.																	

WISCASSET

Map Lot U22-015

Account 1865

Location 207 OLD FERRY ROAD

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 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1188
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 1965	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 1	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 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.

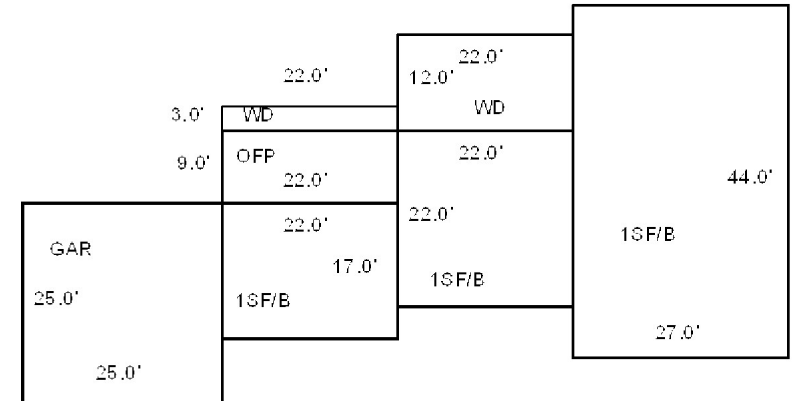
Date Inspected 12/11/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	1965	484	4 95	4	0 %	100 %	
11 1	1965	374	4 95	4	0 %	100 %	
68 Wood Deck	1965	264	3 100	4	0 %	100 %	
68 Wood Deck	1965	66	3 100	4	0 %	100 %	
21 Open Frame	1965	198	3 100	4	0 %	100 %	
25 Frame Bay	1965	24	3 100	4	0 %	100 %	
23 Frame Garage	1965	625	3 100	4	0 %	100 %	
24 Frame Shed	1965	80	2 100	2	0 %	100 %	
24 Frame Shed	1970	126	2 100	2	0 %	100 %	
24 Frame Shed	1965	99	3 100	4	0 %	100 %	

FR SHED 8X10

FR SHED 6X21



FR SHED 9X11




WISCASSET

Map Lot U22-016

Account 1866

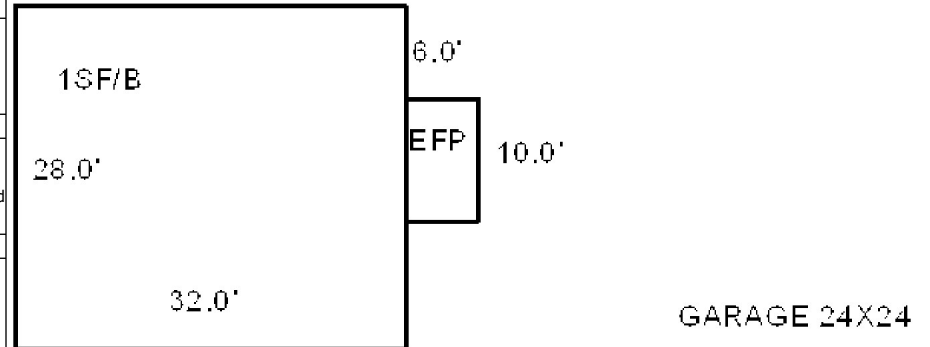
Location 2 READY POINT ROAD

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			3 COMPOSITION						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			3 Sheet Metal						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)						896								
2.Slate			5.Wood			8.			2.TYPICAL			5.			8.			Condition						3 Below Average								
3.Metal			6.Other			9.			3.Old Type			6.			9.None			1.Poor						4.Avg			7.V G					
SF Masonry Trim			0						# Rooms			5						2.Fair						5.Avg+			8.Exc					
OPEN-3-CUSTOM			0						# Bedrooms			3						3.Avg-						6.Good			9.Same					
OPEN-4-CUSTOM			0						# Full Baths			1						Phys. % Good						0%								
Year Built			1970						# 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.O-Built						5.CDU			8.OTHER								
2.C Block			5.Slab			8.									3.Defaint						6.STYLE			9.None								
3.Br/Stone			6.Piers			9.									Econ. % Good						100%			Economic Code						None		
Basement			4 Full Basement												0.None						3.Services			9.None								
1.1/4 Bmt			4.Full Bmt			7.									1.Location						4.Traffic			8.								
2.1/2 Bmt			5.None			8.									2.Encroach						8.Other			9.								
3.3/4 Bmt			6.			9.None									Entrance Code						5 Estimated											
Bsmt Gar # Cars			0												1.Interior						4.Vacant			7.								
Wet Basement			1 Dry Basement												2.Refusal						5.Estimate			8.								
1.Dry			4.			7.									3.Informed						6.			9.								
2.Damp			5.			8.			Information Code						5 Estimate																	
3.Wet			6.			9.																										

Date Inspected 12/11/2006

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
22 Encl Frame Porch	1970	60	3 100	4	0 %	100 %		3.THREE STORY FR
23 Frame Garage	1980	576	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		U22-017	Account	1867	Location	10 READY POINT ROAD		Card	1	Of	1	10/05/2023	
DEMENY, RYAN T WISCASSET ME 04578					Property Data		Assessment Record						
					Neighborhood 109 SOUTHEAST		Year	Land	Buildings	Exempt	Total		
					Tree Growth Year 0		2010	53,200	145,600	10,000	188,800		
					FARM LAND YEAR 0		2011	53,200	145,600	0	198,800		
					OPEN SPACE YEAR 0		2012	53,200	145,600	10,000	188,800		
B4293P271					Zone/Land Use 21 RURAL		2013	53,200	145,600	10,000	188,800		
Previous Owner BENNER, MAYNARD L. J/T BENNER, GLORIA A.					Secondary Zone		2014	35,100	145,600	10,000	170,700		
							2015	35,100	145,600	10,000	170,700		
WISCASSET ME 04578					Topography 1 Level		2016	35,100	151,100	15,000	171,200		
Sale Date: 7/02/2010							2017	35,100	151,100	20,000	166,200		
Previous Owner CRONK, DAVID L. CRONK, DEBORAH L.					1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2018	35,100	151,100	20,000	166,200		
					Utilities 2 Public Water 6 Septic System		2019	35,100	151,100	20,000	166,200		
WISCASSET ME 04578					1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2020	35,100	151,100	25,000	161,200		
							2021	35,100	151,100	25,000	161,200		
Sale Date: 6/14/2005					Street 1 Paved		2022	35,100	151,100	24,000	162,200		
							2023	43,900	188,900	25,000	207,800		
					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					14.Rear Land				%		4.Size/Shape		
					15.Front Foot				%		5.Access		
									%		6.Restriction		
									%		7.Corner/Locatio		
									%		8.View/Environ		
No./Date					Description		Date Insp.						
Notes: '16 W/ Mrs. replaced WDs. 10/17/05-SOLD THIS PROPERTY JUNE 2005. REMOVED HOMESTEAD AND PUT ONTO 20 READY POINT ROAD ACCOUNT. 2006-PREVIOUS OWNER: DAVID & DEBBIE CRONK BK1606 PG304 7/2010-Previous owner: Maynard & Gloria Benner bought 6/2005 for \$235,000 Bk3500 Pg57. 12/2013-Abatement issued to correct land factor from water WISCASSET ME 04578 to homestie 100% to be consistent with neighborhood					Sale Date 7/02/2010								
					Price 180,000								
					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.								


WISCASSET

Map Lot U22-017

Account 1867

Location 10 READY POINT ROAD

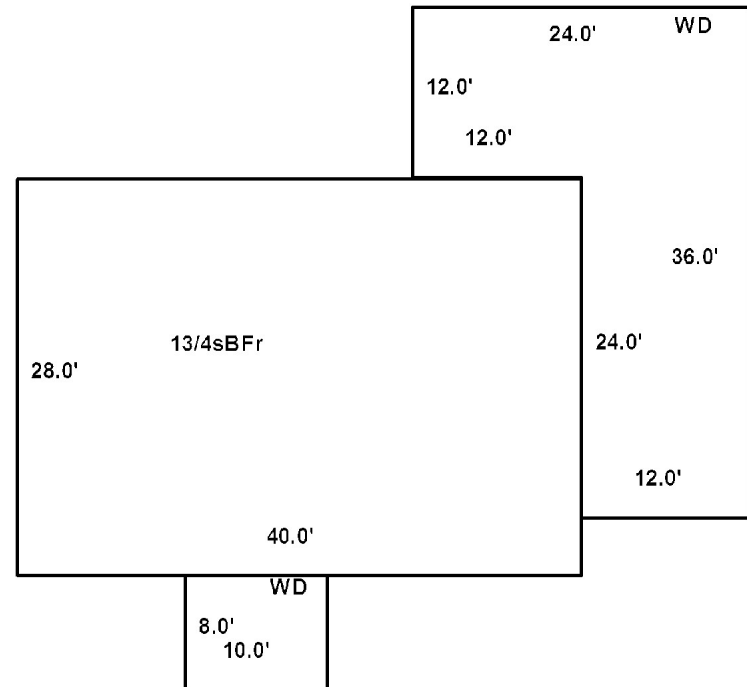
Card 1 Of 1 10/05/2023

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 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 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1993	# 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 3		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 3/23/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	2015	80	3 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	2015	576	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



CRONK, DAVID L
WISCASSET ME 04578

B1036P48 B4689P113 B4693P110

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

6/6/23 W/MRS- ADD CNPY ON BARN.

5/19/16 W/ Mr. new barn add.

10/17/05-ADDED HOMESTEAD TO THIS ACCOUNT.
SOME CONCRETE BLOCK FOUNDATION AND SOME
CONCRETE.

11/5/2013-Removed Deborah from this property per divorce decree.

12/2013-Abatement issued to correct land factor from water influence 100% to homestie 100% to be consistent with

WISCASSET

7014-Added 72 v 36 addition 1000% complete inside and only

Property Data

Neighborhood	109 SOUTHEAST
Tree Growth Year	0
FARM LAND YEAR	0
OPEN SPACE YEAR	0

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	55,300	103,200	0	158,500
2011	55,300	103,200	0	158,500
2012	55,300	103,200	0	158,500
2013	55,300	103,200	0	158,500
2014	36,600	172,800	0	209,400
2015	36,600	172,800	0	209,400
2016	36,600	190,300	0	226,900
2017	36,600	190,300	0	226,900
2018	36,600	190,300	20,000	206,900
2019	36,600	190,300	20,000	206,900
2020	36,600	190,300	25,000	201,900
2021	36,600	190,300	25,000	201,900
2022	36,600	190,300	24,000	202,900
2023	45,800	243,000	25,000	263,800

Land Data

Front Foot	Type	Effective		Influence		Influence Codes	
		Frontage	Depth	Factor	Code		
11.Regular Lot				%		1.Open Space	
12.Delta Triangle				%		2.Neighborhood A	
13.Nabla Triangle				%		3.Topography	
14.Rear Land				%		4.Size/Shape	
15.Front Foot				%		5.Access	
				%		6.Restriction	
				%		7.Corner/Locatio	
Square Foot		Square Feet				8.View/Envirn	
	16.Regular Lot			%		9.Fract Share	
	17.Secondary Site			%		Acres	
	18.Secondary Site			%		30.Rear 20+	
	19.Condominium			%		31.Waterfront Rea	
	20.Base Homesite			%		32.Open Space	
				%		33.RestrictEsm	
				%		34.PASTURE 1	
				%		35.HORTICULTURAL-	
Fract. Acre		Acreage/Sites				36.Pasture 3	
	21.HS Size Adj	20	1.00	100	%	0	37.Softwood
	22.Base Waterfront	21	1.00	100	%	0	38.Mixed Wood
	23.Deep WF Size A	28	0.15	100	%	0	39.Hardwood
	Acres				%		40.Wasteland
	24.Base Waterfront				%		41.CAMP SITE
	25.Shallow WF Siz				%		42.Mobile Home Si
	26.Base Water Inf				%		43.Condo Site
	27.Influence W Si				%		44.Site Improve
	28.Rear Land 1-10						45.CAMP SITE
29.Rear Land 11-2							
		Total Acreage		1.15			

WISCASSET

Map Lot U22-018

Account 1868

Location 20 READY POINT ROAD

Card 1

Of 1

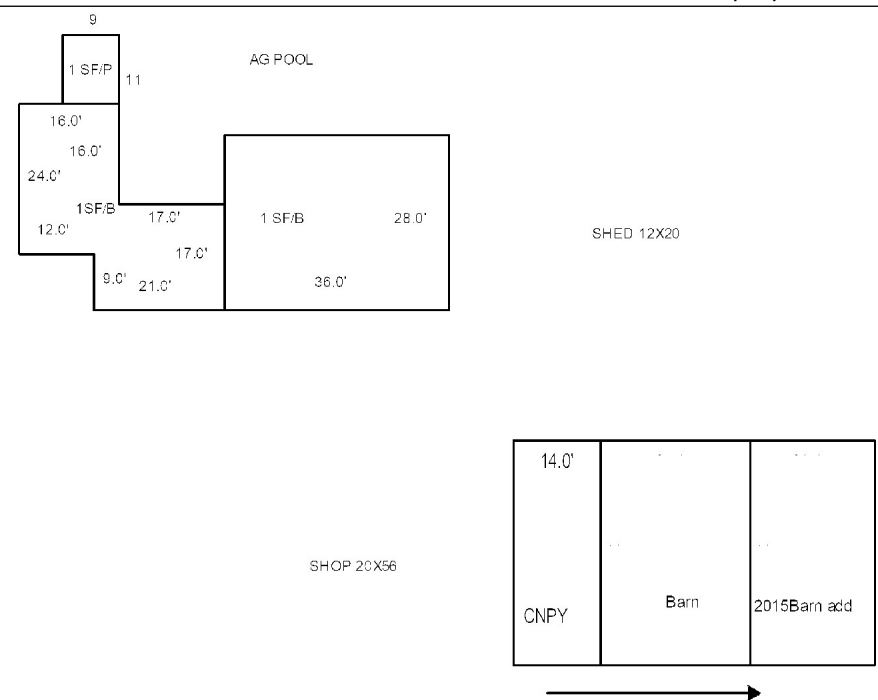
10/05/2023

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% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 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) 709
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1965	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 2 Concrete Block	# 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 1		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 3/08/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	1965	99	3 100	4	0 %	100 %	
24 Frame Shed	2001	240	3 100	3	0 %	100 %	
65 Barn 1S	1989	864	3 100	3	0 %	100 %	
23 Frame Garage	2003	1120	3 100	4	0 %	100 %	
11 1	2013	1008	3 100	4	0 %	100 %	
73 AB.GR. POOL.....	2014	1	3 100	4	0 %	100 %	
65 Barn 1S	2015	720	3 100	4	0 %	100 %	
61 Canopy	2022	504	2 100	4	0 %	100 %	
					%	%	
					%	%	



Map Lot U22-019

Account 1869

Location 30 READY POINT ROAD

Card 1 Of 1 10/05/2023

CONDON, TAMMY J 171 HARPSWELL NECK ROAD HARPSWELL ME 04079			Property Data			Assessment Record					
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2010	53,200	109,400	10,000	152,600	
			FARM LAND YEAR 0			2011	53,200	109,400	10,000	152,600	
			OPEN SPACE YEAR 0			2012	53,200	109,400	10,000	152,600	
B1228P285 B4878P308			Zone/Land Use 21 RURAL			2013	53,200	109,400	10,000	152,600	
			Secondary Zone			2014	35,100	109,400	10,000	134,500	
						2015	35,100	109,400	10,000	134,500	
Previous Owner SEIGARS, BRUCE C. SEIGARS, REBECCA M.			Topography 1 Level			2016	35,100	109,400	0	144,500	
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	35,100	109,400	0	144,500	
2018	35,100	109,400				0	144,500				
Utilities 1 All Public						2019	35,100	109,400	0	144,500	
WISCASSET ME 04578 Sale Date: 11/24/2010			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	35,100	109,400	0	144,500	
			2021			35,100	109,400	0	144,500		
			Street 1 Paved			2022	35,100	109,400	0	144,500	
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2023	43,900	136,800	0	180,700	
			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					
X			Date		14.Rear Land				4.Size/Shape		
					15.Front Foot				5.Access		
									6.Restriction		
									7.Corner/Locatio		
									8.View/Environ		
No./Date		Description		Date Insp.		TREE GROWTH PLAN 0				9.Fract Share	
						CONSERV EASE 0				Acres	
						Sale Data				30.Rear 20+	
						Sale Date 11/24/2010				31.Waterfront Rea	
						Price				32.Open Space	
						Sale Type 2 Land & Buildings				33.RestrictEsm	
						1.Land 4.Mobile 7.				34.PASTURE 1	
						2.L & B 5.Other 8.				35.HORTICULTURAL-	
						3.Building 6. 9.				36.Pasture 3	
						Financing 9 Unknown				37.Softwood	
Notes: 12/1/10-Bruce passed away 11/24/10, property now in wife's name. 12/2013-Abatement issued to correct land factor from water influence 100% to homestie 100% to be consistent with neighborhood.							1.Convent 4.Seller 7.				38.Mixed Wood
							2.FHA/VA 5.Private 8.				39.Hardwood
							3.Assumed 6.Cash 9.Unknown				40.Wasteland
							Validity 2 Related Parties				41.CAMP SITE
							1.Valid 4.Split 7.Renovate				42.Mobile Home Si
						2.Related 5.Partial 8.Other				43.Condo Site	
						3.Distress 6.Exempt 9.Foreclose				44.Site Improve	
						Verified 7 Family Member				45.CAMP SITE	
						1.Buyer 4.Agent 7.Family				46.PAVING/00	
						2.Seller 5.Pub Rec 8.Other					
						3.Lender 6.MLS 9.					
WISCASSET							Total Acreage 0.64				


WISCASSET

Map Lot U22-019

Account 1869

Location 30 READY POINT ROAD

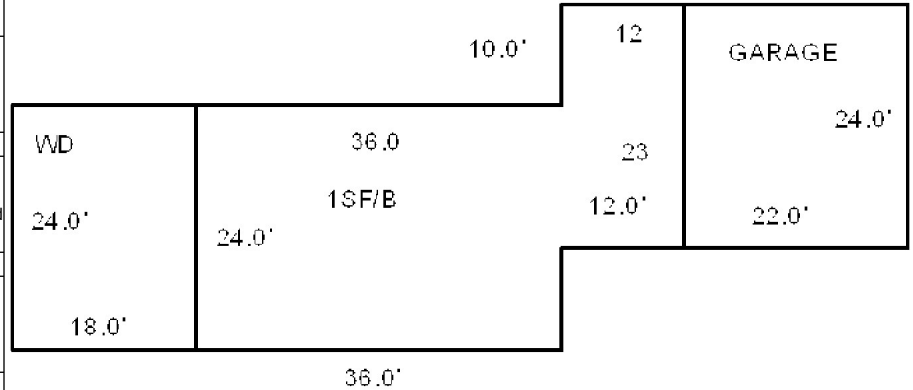
Card 1 Of 1 10/05/2023

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 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) 1140		
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 2			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM 0			# Full Baths 1			Phys. % Good 0%		
Year Built 1964			# Half Baths 1			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None		
Foundation 1 Concrete			# Fireplaces 1			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.	<div><p>TRIO Software A Division of Harris Computer Systems</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.							
						Econ. % Good 100%		
						Economic Code None		
						0.None 3.Services 9.None		
						1.Location 4.Traffic 8.		
						2.Encroach 8.Other 9.		
						Entrance Code 5 Estimated		
						1.Interior 4.Vacant 7.		
						2.Refusal 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 12/12/2006

Date Inspected 12/12/2006

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
23 Frame Garage	1964	528	3 100	4	0 %	100 %		3.THREE STORY FR
27 Unfin Basement	1964	528	3 100	4	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	1999	432	3 100	3	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U22-020

Account 1870

Location 34 READY POINT ROAD

Card 1 Of 1 10/05/2023

COLBY, JR., WILLIS C.
WISCASSET ME 04578

B1482P235

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

12/2013-Abatement issued to correct land factor from water influence 100% to homestie 100% to be consistent with neighborhood.

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	53,400	80,000	10,000	123,400
2011	53,400	80,000	10,000	123,400
2012	53,400	80,000	10,000	123,400
2013	53,400	80,000	10,000	123,400
2014	35,200	80,000	10,000	105,200
2015	35,200	80,000	10,000	105,200
2016	35,200	80,000	15,000	100,200
2017	35,200	80,000	20,000	95,200
2018	35,200	80,000	20,000	95,200
2019	35,200	80,000	20,000	95,200
2020	35,200	80,000	25,000	90,200
2021	35,200	80,000	25,000	90,200
2022	35,200	80,000	24,000	91,200
2023	44,000	100,000	25,000	119,000

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		0.67				

WISCASSET

Map Lot U22-020

Account 1870

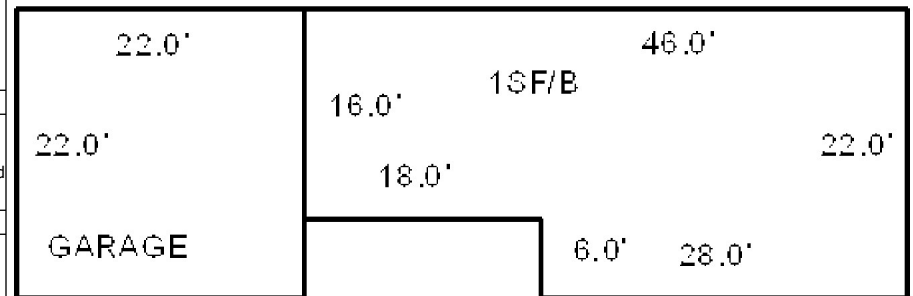
Location 34 READY POINT ROAD

Card 1 Of 1 10/05/2023

Building Style	2 Ranch		SF Bsmst Living	0		Layout	1 Typical		
1.Conv.	5.Colonial	9.Other	Fin Bsmst Grade	0 0		1.Typical	4.	7.	
2.Ranch	6.Split	10.Double	HEARTH	0		2.Inadeq	5.	8.	
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type	100%	5 Forced Warm Air	3.	6.	9.	
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic	9 None		
Dwelling Units	1		2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.	
Other Units	0		3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.	
Stories	1 One Story		4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None	
1.1	4.1.5	7.	Cool Type	0%	9 None	Insulation	1 Full		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.	
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.	
Exterior Walls	2 WOOD SHINGLE		3.H Pump	6.	9.None	3.Capped	6.	9.None	
1.CLAP	5.T-111	9.OTHER	Kitchen Style	2 TYPICAL		Unfinished %	0%		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor	3 Average 105%		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad	
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad	
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 TYPICAL		3.C Grade	6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)	904		
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	4		2.Fair	5.Avg+	8.Exc	
OPEN-3-CUSTOM	0		# Bedrooms	2		3.Avg-	6.Good	9.Same	
OPEN-4-CUSTOM	0		# Full Baths	1		Phys. % Good	0%		
Year Built	1970		# 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.	
Bsmst 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		

Date Inspected 3/21/2007

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
23 Frame Garage	1970	484	3 100	2	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U22-021

Account 1871

Location 40 READY POINT ROAD

Card 1 Of 1 10/05/2023

DENUCCIO, PATRICK
295 ALLEN AVE. APT#2
PORTLAND ME 04103

B5968P302

Previous Owner
MAIN, SHIRLEY A

40 READY POINT ROAD
WISCASSET ME 04578
Sale Date: 1/05/2023

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2006-REMOVED 8' MOBILE HOME. ALREADY THOUGHT TO BE REMOVED.
OWNER ON WAY OUT - OK TO MEASURE.
12/2013-Abatement issued to correct land factor from water influence 100% to homestie 100% to be consistent with neighborhood.

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	1 Level		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	1 All Public		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	1/05/2023		
Price	140,000		
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	55,000	124,200	16,000	163,200
2011	55,000	124,200	16,000	163,200
2012	55,000	124,200	16,000	163,200
2013	55,000	124,200	16,000	163,200
2014	36,300	124,200	16,000	144,500
2015	36,300	124,200	16,000	144,500
2016	36,300	124,200	21,000	139,500
2017	36,300	124,200	26,000	134,500
2018	36,300	124,200	26,000	134,500
2019	36,300	124,200	26,000	134,500
2020	36,300	124,200	31,000	129,500
2021	36,300	124,200	31,000	129,500
2022	36,300	124,200	29,760	130,740
2023	45,400	155,200	0	200,600

Land Data

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

WISCASSET

Map Lot U22-021

Account 1871

Location 40 READY POINT ROAD

Card 1

Of 1

10/05/2023

Building Style 3 Raised Ranch	SF Bsmt Living 400	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 2 100	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% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 840
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1960	# 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 0		Entrance Code 1 Interior Inspect
Wet Basement 2 Damp 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 3/08/2007

Additions, Outbuildings & Improvements								Sound Value
Type	Year	Units	Grade	Cond	Phys.	Funct.		
1 ONE STORY	1998	252	3 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	2000	260	3 100	4	0 %	100 %		2.TWO STORY FRAM
23 Frame Garage	1999	324	3 100	4	0 %	100 %		3.THREE STORY FR
22 Encl Frame Porch	2005	224	3 100	4	0 %	100 %		4.1 & 1/2 STORY
1 ONE STORY	2005	288	2 100	4	0 %	100 %		5.1 & 3/4 STORY
26 1SFr Overhang	1963	84	3 100	4	0 %	100 %		6.2 & 1/2 STORY
21 Open Frame	1963	72	2 100	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



Property Data			Assessment Record								
Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total				
Tree Growth Year 0			2010	36,400	116,600	10,000	143,000				
FARM LAND YEAR 0			2011	36,400	116,600	10,000	143,000				
OPEN SPACE YEAR 0			2012	36,400	116,600	10,000	143,000				
Zone/Land Use 21 RURAL			2013	36,400	116,600	10,000	143,000				
Secondary Zone			2014	36,400	116,600	10,000	143,000				
			2015	36,400	116,600	10,000	143,000				
Topography 1 Level			2016	36,400	116,600	15,000	138,000				
1.Level	4.Below St	7.Steep	2017	36,400	116,600	20,000	133,000				
2.Rolling	5.Low	8.Rough	2018	36,400	116,600	20,000	133,000				
3.Above St	6.Swampy	9.	2019	36,400	116,600	20,000	133,000				
Utilities 1 All Public			2020	36,400	116,600	25,000	128,000				
1.Public	4.Dr Well	7.Cesspool	2021	36,400	116,600	25,000	128,000				
2.Water	5.DUG/LAKE	8.	2022	36,400	116,600	24,000	129,000				
3.Sewer	6.Septic	9.None	2023	45,500	145,700	25,000	166,200				
Street 1 Paved			Land Data								
1.Paved	4.Proposed	7.									
2.Semi Imp	5.Private	8.	Front Foot	Type	Effective		Influence		Influence Codes		
3.Gravel	6.Pub Eas	9.NoStreet			Frontage	Depth	Factor	Code			
TREE GROWTH PLAN 0					11.Regular Lot			%			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
Sale Date 10/01/1993					15.Front Foot			%			5.Access
Price 60,000								%			6.Restriction
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.					%		9.Fract Share		
3.Building	6.	9.					%		Acres		
Financing 9 Unknown				16.Regular Lot					30.Rear 20+		
1.Convent	4.Seller	7.		17.Secondary Site				%	31.Waterfront Rea		
2.FHA/VA	5.Private	8.		18.Secondary Site				%	32.Open Space		
3.Assumed	6.Cash	9.Unknown		19.Condominium				%	33.RestrictEsm		
Validity 7 Renovations			Fract. Acre	Acreage/Sites					34.PASTURE 1		
1.Valid	4.Split	7.Renovate		20.Base Homesite				%	35.HORTICULTURAL-		
2.Related	5.Partial	8.Other			20	1.00	100	%	0	36.Pasture 3	
3.Distress	6.Exempt	9.Foreclose			21	1.00	100	%	0	37.Softwood	
Verified 5 Public Record					28	0.03	100	%	0	38.Mixed Wood	
								%		39.Hardwood	
1.Buyer	4.Agent	7.Family		24.Base Waterfron				%		40.Wasteland	
2.Seller	5.Pub Rec	8.Other		25.Shallow WF Siz				%		41.CAMP SITE	
3.Lender	6.MLS	9.	26.Base Water Inf				%		42.Mobile Home Si		
			27.Influence W Si	Total Acreage 1.03					43.Condo Site		
			28.Rear Land 1-10						44.Site Improveme		
			29.Rear Land 11-2						45.CAMP SITE		
									46.PAVING/00		

WISCASSET

Map Lot U22-022

Account 1872

Location 43 READY POINT ROAD

Card 1

Of 1

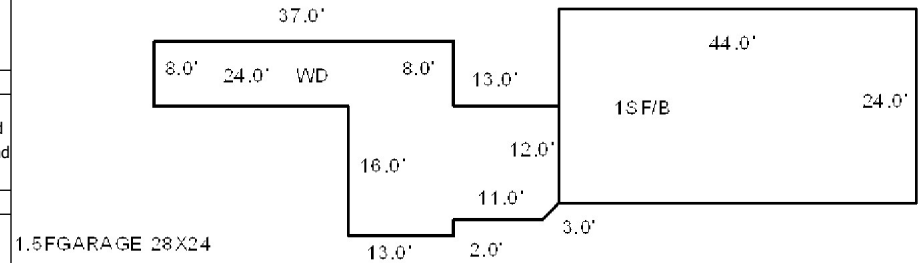
10/05/2023

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% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 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 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1056
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1960	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 2 Concrete Block	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/12/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
77 1.50 ST	1970	672	3 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	1999	686	3 100	3	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	1999	28	3 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U22-022-A

Account 1873

Location 35 READY POINT ROAD

Card 1 Of 1 10/05/2023

MACNEIL, RYAN
WILLIAMS, ALYSSA
35 READY POINT ROAD
WISCASSET ME 04578

B5603P312

Previous Owner
MCPHEE, MACKENZIE P
35 READY POINT ROAD

WISCASSET ME 045478
Sale Date: 10/16/2020

Previous Owner
COLE, CHARLES DOUGLAS
602 MIDDLE STREET

BATH ME 04530
Sale Date: 7/12/2017

Previous Owner
PANISSIDI, JANET A.

35 READY POINT ROAD
WISCASSET ME 04578
Sale Date: 7/30/2016

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

FORMER OWNER: DONNA MELLECKER BK1561 PG0146

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			
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			10/16/2020
Price			225,000
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	34,700	88,800	10,000	113,500
2011	34,700	88,800	10,000	113,500
2012	34,700	88,800	10,000	113,500
2013	34,700	99,300	10,000	124,000
2014	34,700	99,300	10,000	124,000
2015	34,700	99,300	10,000	124,000
2016	34,700	99,300	15,000	119,000
2017	34,700	99,300	0	134,000
2018	34,700	99,300	0	134,000
2019	34,700	99,300	0	134,000
2020	34,700	99,300	0	134,000
2021	34,700	99,300	0	134,000
2022	34,700	99,300	0	134,000
2023	43,300	124,200	0	167,500

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		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		0.50				

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type

Effective

Frontage

Depth

Influence

Factor

Code

Influence Codes

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 U22-022-A

Account 1873

Location 35 READY POINT ROAD

Card 1 Of 1 10/05/2023

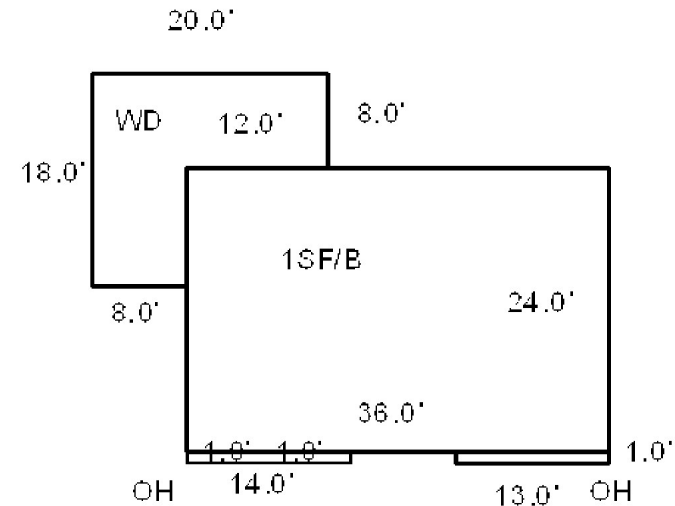
Building Style 3 Raised Ranch	SF Bsmt Living 690	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 2 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 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) 864
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 4	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1975	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/12/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	2001	240	3 100	4	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	2001	80	3 100	4	0 %	100 %		2.TWO STORY FRAM
26 1SFr Overhang	1975	27	3 105	4	0 %	100 %		3.THREE STORY FR
23 Frame Garage	2012	352	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

FR SHED 8X10



Card 1 Of 1 10/05/2023

Year	Land	Buildings	Exempt	Total		
2010	36,700	383,400	0	420,100		
2011	36,700	383,400	0	420,100		
2012	36,700	383,400	0	420,100		
2013	36,700	383,400	0	420,100		
2014	36,700	383,400	0	420,100		
2015	36,700	383,400	0	420,100		
2016	36,700	383,400	0	420,100		
2017	36,700	383,400	0	420,100		
2018	36,700	383,400	0	420,100		
2019	36,700	383,400	0	420,100		
2020	36,700	383,400	0	420,100		
2021	36,700	383,400	0	420,100		
2022	36,700	383,400	0	420,100		
2023	45,900	479,200	0	525,100		
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.Condominium 20.Base Homesite		Square Feet				
				%		
				%		
				%		
				%		
				%		
				%		
				%		
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2		Acreage/Sites				
	20	1.00	100	%	0	
	21	1.00	100	%	0	
	28	0.19	100	%	0	
				%		
				%		
				%		
				%		
	Total Acreage				1.19	

WISCASSET

Map Lot U22-023

Account 1874

Location 27 READY POINT ROAD

Card 1

Of 1

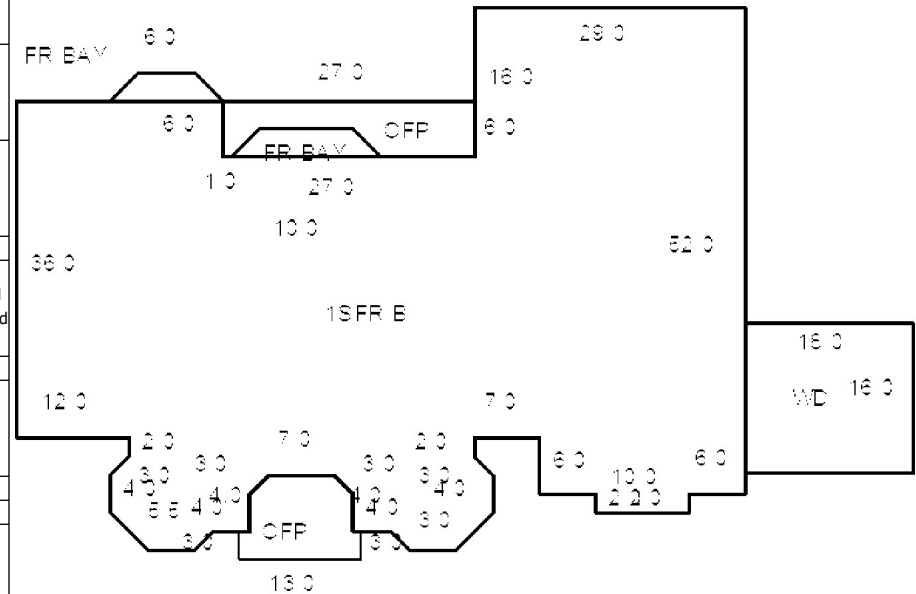
10/05/2023

Building Style	7 Modern/Contemp.		SF Bsmst Living	0		Layout	1 Typical	
1.Conv.	5.Colonial	9.Other	Fin Bsmst 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	100%	1 Refrig A/C	Insulation	1 Full	
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls	1 CLAPBOARD		3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style	1 GOOD		Unfinished %	0%	
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor	4 Good 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	1 GOOD		3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)	3514	
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition	4 Average	
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim	0		# Rooms	7		2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM	0		# Bedrooms	3		3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM	0		# Full Baths	2		Phys. % Good	0%	
Year Built	2007		# 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.
Bsmst Gar # Cars	1					Entrance Code	1 Interior Inspect	
Wet Basement	1 Dry Basement					1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code	2 Relative	

Date Inspected 6/01/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
25 Frame Bay	0	39	0 0	0	0 %	0 %	
26 1SFr Overhang	0	27	0 0	0	0 %	0 %	
21 Open Frame	0	123	0 0	0	0 %	0 %	
68 Wood Deck	2009	288	3 100	4	0 %	100 %	
21 Open Frame	2007	119	4 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Map Lot U22-025

Account 1876

Location READY POINT ROAD

Card 1 Of 1 10/05/2023

ZWERNEMANN, DONALD
ZWERNEMANN, JENNIFER
110E GROVE STREET
BOGOTA NJ 07603

B5587P17

Previous Owner
JONES, CLARK
C/O ROGER JONES
P.O. BOX 137
WISCASSET ME 04578
Sale Date: 9/17/2020

Previous Owner
JONES, ROGER H
PO BOX 137

WISCASSET ME 04578
Sale Date: 9/07/2020

Previous Owner
SOULE JR., DAVID B. (TRUSTEE)
JONES, BERTHA M. (DEWISEE)

WISCASSET ME 04578
Sale Date: 3/12/2015

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:
VACANT WOODED.

WISCASSET

Property Data			Assessment Record						
Neighborhood 109 SOUTHEAST Tree Growth Year 0 FARM LAND YEAR 0 OPEN SPACE YEAR 0			Year	Land		Buildings		Exempt	Total
			2010	53,700		0		0	53,700
			2011	53,700		0		0	53,700
			2012	53,700		0		0	53,700
Zone/Land Use 21 RURAL Secondary Zone			2013	53,700		0		0	53,700
			2014	53,700		0		0	53,700
			2015	53,700		0		0	53,700
Topography 1 Level			2016	53,700		0		0	53,700
1.Level	4.Below St	7.Steep	2017	53,700		0		0	53,700
2.Rolling	5.Low	8.Rough	2018	53,700		0		0	53,700
3.Above St	6.Swampy	9.	2019	53,700		0		0	53,700
Utilities 9 NoWater/NoSewer			2020	53,700		0		0	53,700
1.Public	4.Dr Well	7.Cesspool	2021	53,700		0		0	53,700
2.Water	5.DUG/LAKE	8.	2022	53,700		0		0	53,700
3.Sewer	6.Septic	9.None	2023	67,100		0		0	67,100
Street 1 Paved			Land Data						
1.Paved	4.Proposed	7.							
2.Semi Imp	5.Private	8.	Front Foot						
3.Gravel	6.Pub Eas	9.NoStreet							
TREE GROWTH PLAN 0			11.Regular Lot						
CONSERV EASE 0									
Sale Data			12.Delta Triangle						
Sale Date 9/07/2020									
Price 45,000			13.Nabla Triangle						
Sale Type 1 Land Only									
1.Land	4.Mobile	7.	14.Rear Land						
2.L & B	5.Other	8.							
3.Building	6.	9.	15.Front Foot						
Financing 9 Unknown									
1.Convent	4.Seller	7.	Square Foot						
2.FHA/VA	5.Private	8.							
3.Assumed	6.Cash	9.Unknown	16.Regular Lot						
Validity 1 Arms Length Sale									
1.Valid	4.Split	7.Renovate	21.HS Size Adj						
2.Related	5.Partial	8.Other							
3.Distress	6.Exempt	9.Foreclose	22.Base Waterfron						
Verified 5 Public Record									
1.Buyer	4.Agent	7.Family	23.Deep WF Size A						
2.Seller	5.Pub Rec	8.Other							
3.Lender	6.MLS	9.	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 9.70						


WISCASSET

Map Lot U22-025

Account 1876

Location READY POINT 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.Fl/Stair	8.			
Stories			4.Steam	8.Fl/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.	<div><p>TRIO Software <i>A Division of Harris Computer Systems</i></p></div>						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 5 Estimated								
Wet Basement			1.Interior						4.Vacant	7.	
1.Dry	4.	7.	2.Refusal						5.Estimate	8.	
2.Damp	5.	8.	3.Informed						6.	9.	
3.Wet	6.	9.	Information Code 5 Estimate								

Date Inspected 12/12/2006

Additions, Outbuildings & Improvements

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 U22-025-A

Account 1878

Location 39 READY POINT ROAD

Card 1 Of 1 10/05/2023

MARSHALL, STEVEN L WISCASSET ME 04578			Property Data			Assessment Record					
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2010	37,000	37,500	10,000	64,500	
			FARM LAND YEAR 0			2011	37,000	37,500	10,000	64,500	
			OPEN SPACE YEAR 0			2012	37,000	37,500	10,000	64,500	
B2558P234			Zone/Land Use 21 RURAL			2013	37,000	37,500	10,000	64,500	
			Secondary Zone			2014	37,000	37,500	10,000	64,500	
						2015	37,000	37,500	10,000	64,500	
			Topography 1 Level			2016	37,000	37,500	15,000	59,500	
						1.Level 4.Below St 7.Steep	2017	37,000	37,500	20,000	54,500
2.Rolling 5.Low 8.Rough	2018	37,000				37,500	20,000	54,500			
3.Above St 6.Swampy 9.	2019	37,000				37,500	20,000	54,500			
Utilities 1 All Public	2020	37,000				37,500	25,000	49,500			
1.Public 4.Dr Well 7.Cesspool	2021	37,000				37,500	25,000	49,500			
			2.Water 5.DUG/LAKE 8.	2022	37,000	37,500	24,000	50,500			
			3.Sewer 6.Septic 9.None	2023	46,200	46,900	25,000	68,100			
			Land Data								
			Front Foot	Type	Effective		Influence		Influence Codes		
					Frontage	Depth	Factor	Code			
11.Regular Lot					%	1.Open Space					
12.Delta Triangle					%	2.Neighborhood A					
13.Nabla Triangle					%	3.Topography					
14.Rear Land					%	4.Size/Shape					
15.Front Foot					%	5.Access					
					%	6.Restriction					
Square Foot		Square Feet				7.Corner/Locatio					
			%		8.View/Environ						
			%		9.Fract Share						
			%		Acres						
			%		30.Rear 20+						
			%		31.Waterfront Rea						
			%		32.Open Space						
			%		33.RestrictEsm						
Fract. Acre		Acreage/Sites				34.PASTURE 1					
		20	1.00	100	%	0	35.HORTICULTURAL-				
		21	1.00	100	%	0	36.Pasture 3				
		28	0.34	100	%	0	37.Softwood				
					%		38.Mixed Wood				
					%		39.Hardwood				
					%		40.Wasteland				
					%		41.CAMP SITE				
Total Acreage 1.34						42.Mobile Home Si					
Inspection Witnessed By:			TREE GROWTH PLAN 0			43.Condo Site					
			CONSERV EASE 0			44.Site Improveve					
			Sale Data			45.CAMP SITE					
			Sale Date			46.PAVING/00					
			Price								
X			Sale Type								
			1.Land 4.Mobile 7.								
			2.L & B 5.Other 8.								
			3.Building 6. 9.								
			Financing								
Notes: FORMER OWNER: GEORGE MAIN,III BK1754 PG0112, BK2068 PG0234 3/4 LIVING AREA OVER 1ST FLOOR GARAGE.			1.Convent 4.Seller 7.								
			2.FHA/VA 5.Private 8.								
			3.Assumed 6.Cash 9.Unknown								
			Validity								
			1.Valid 4.Split 7.Renovate								
WISCASSET			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 U22-025-A

Account 1878


Location 39 READY POINT ROAD

Card 1

Of 1

10/05/2023

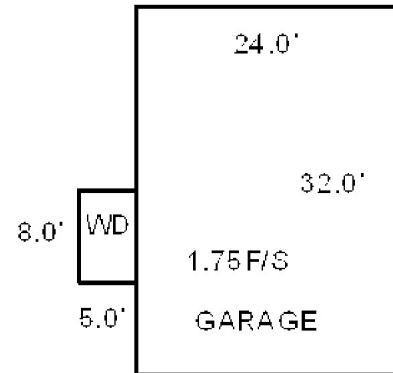
METAL SHED

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 12/12/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
92 3/4S AD/GAR.....	1985	768	3 105	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	1985	40	2 100	3	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	2003	200	3 100	3	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot	U22-027	Account	1881	Location	1 READY POINT ROAD	Card	1	Of	5	10/05/2023	
SOULE JR., DAVID B (TRUSTEE) JONES, THOMAS FBO THOMAS JONES WISCASSET ME 04578 B3264P314				Property Data		Assessment Record					
				Neighborhood 109 SOUTHEAST		Year	Land	Buildings	Exempt	Total	
				Tree Growth Year 0		2010	81,200	31,500	0	112,700	
				FARM LAND YEAR 0		2011	81,200	31,500	0	112,700	
				OPEN SPACE YEAR 0		2012	81,200	31,500	0	112,700	
Previous Owner JONES, BERTHA (DEWISEE) JONES, CLARK M. (PR) C/O CLARK M. JONES WISCASSET ME 04578 Sale Date: 4/06/2004				Zone/Land Use 21 RURAL		2013	81,200	31,500	0	112,700	
				Secondary Zone		2014	39,900	31,500	0	71,400	
						2015	38,900	31,500	0	70,400	
				Topography 1 Level		2016	38,900	31,500	0	70,400	
				1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2017	38,900	31,500	0	70,400	
2018	38,900	31,500	0			70,400					
1 READY POINT ROAD WISCASSET ME 04578 Sale Date: 4/06/2004				Utilities 1 All Public		2019	38,900	31,500	0	70,400	
				1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2020	38,900	31,500	0	70,400	
						2021	38,900	31,500	0	70,400	
				Street 1 Paved		2022	38,900	31,500	0	70,400	
				1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet		2023	48,600	39,400	0	88,000	
Land Data											
Inspection Witnessed By:				Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot	Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improveveme 45.CAMP SITE 46.PAVING/00	
						Frontage	Depth	Factor	Code		
								%			
								%			
								%			
X No./Date Description Date Insp.				Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Square Feet					
								%			
								%			
								%			
								%			
Notes: 2004-SOLD 2 ACRES TO DAVID MAINES. BERTHA JONES DIED MARCH 2004 2005-PERSONAL REPRESENTATIVE TO BERTHA JONES TO SELL REAL ESTATE IN WISCASSET EXCEPT MAP U-22 LOT 27 WHICH IS TO BE KEPT TO PROVIDE HOME FOR THOMAS JONES WITH DAVID SOULE, JR. AS TRUSTEE. 12/2013-Abatement issued to correct land factor from 225% to 100% to be consistent with neighborhood. '15 .5 ACRES TO NEW LOT 28-A. 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		Acreage/Sites					
						20	1.00	100	%	0	
						21	1.00	100	%	0	
						28	1.30	100	%	0	
									%		
				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.					

WISCASSET

Map Lot U22-027

Account 1881

Location 1 READY POINT ROAD

Card 1

Of 5

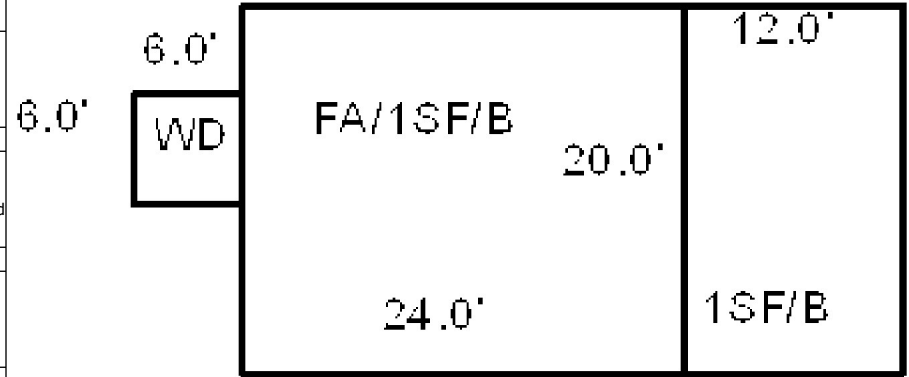
10/05/2023

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 2 1/2 Finished
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 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 2 Fair 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 480
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 2 Fair
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1942	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/12/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	1942	240	2 100	2	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	1970	36	2 100	2	0 %	100 %		2.TWO STORY FRAM
997 12' Mobile	1980	12x56	2 100	2	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



Map Lot U22-027

Account 1881

Location 11 READY POINT ROAD

Card 2 Of 5 10/05/2023

SOULE JR., DAVID B (TRUSTEE)
JONES, THOMAS
FBO THOMAS JONES
WISCASSET ME 04578

B3264P314

Previous Owner
JONES, BERTHA (DEWISEE)
JONES, CLARK M. (PR)
C/O CLARK M. JONES
WISCASSET ME 04578
Sale Date: 4/06/2004

Previous Owner
JONES, BERTHA (HEIRS)

1 READY POINT ROAD
WISCASSET ME 04578
Sale Date: 4/06/2004

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood 109 SOUTHEAST			Year	Land		Buildings	Exempt	Total	
			2010	0		1,900	0	1,900	
Tree Growth Year 0			2011	0		1,900	0	1,900	
FARM LAND YEAR 0			2012	0		1,900	0	1,900	
OPEN SPACE YEAR 0			2013	0		1,900	0	1,900	
Zone/Land Use 21 RURAL			2014	0		1,900	0	1,900	
Secondary Zone			2015	0		1,900	0	1,900	
			2016	0		1,900	0	1,900	
Topography 1 Level			2017	0		1,900	0	1,900	
1.Level	4.Below St	7.Steep	2018	0		1,900	0	1,900	
2.Rolling	5.Low	8.Rough	2019	0		1,900	0	1,900	
3.Above St	6.Swampy	9.	2020	0		1,900	0	1,900	
Utilities 1 All Public			2021	0		1,900	0	1,900	
1.Public	4.Dr Well	7.Cesspool	2022	0		1,900	0	1,900	
2.Water	5.DUG/LAKE	8.	2023	0		2,400	0	2,400	
3.Sewer	6.Septic	9.None	Land Data						
Street 1 Paved									
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code	
3.Gravel	6.Pub Eas	9.NoStreet							
TREE GROWTH PLAN 0									
CONSERV EASE 0									
Sale Data			Square Foot		Square Feet				
Sale Date 4/06/2004									
Price									
Sale Type 2 Land & Buildings									
1.Land	4.Mobile	7.							
2.L & B	5.Other	8.							
3.Building	6.	9.							
Financing 9 Unknown									
1.Convent	4.Seller	7.							
2.FHA/VA	5.Private	8.							
3.Assumed	6.Cash	9.Unknown							
Validity 8 Other Non Valid			Fract. Acre		Acreage/Sites				
1.Valid	4.Split	7.Renovate							
2.Related	5.Partial	8.Other							
3.Distress	6.Exempt	9.Foreclose							
Verified 5 Public Record									
1.Buyer	4.Agent	7.Family							
2.Seller	5.Pub Rec	8.Other							
3.Lender	6.MLS	9.							




WISCASSET

Map Lot U22-027

Account 1881

Location 11 READY POINT ROAD

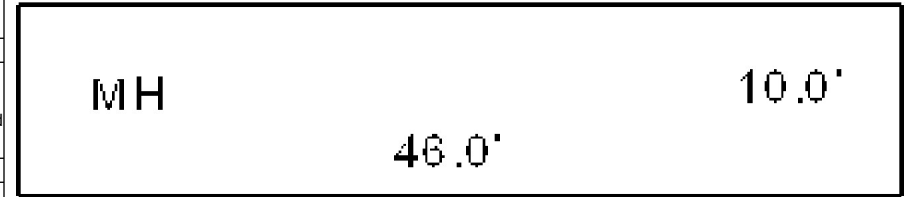
Card 2 Of 5 10/05/2023

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

Date Inspected 12/12/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
996 10' Mobile	1962	10x46	1 100	1	0 %	25 %		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 U22-027

Account 1881

Location 11 READY POINT ROAD

Card 3 Of 5 10/05/2023

SOULE JR., DAVID B (TRUSTEE)
JONES, THOMAS
FBO THOMAS JONES
WISCASSET ME 04578

B3264P314

Previous Owner
JONES, BERTHA (DEWISEE)
JONES, CLARK M. (PR)
C/O CLARK M. JONES
WISCASSET ME 04578
Sale Date: 4/06/2004

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JONES, BERTHA (HEIRS)

1 READY POINT ROAD
WISCASSET ME 04578
Sale Date: 4/06/2004

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:
OPEN TO THE ELEMENTS.

WISCASSET

Property Data			Assessment Record						
Neighborhood 109 SOUTHEAST			Year	Land		Buildings		Exempt	Total
			2010	0		2,200		0	2,200
Tree Growth Year 0			2011	0		2,200		0	2,200
FARM LAND YEAR 0			2012	0		2,200		0	2,200
OPEN SPACE YEAR 0			2013	0		2,200		0	2,200
Zone/Land Use 21 RURAL			2014	0		2,200		0	2,200
Secondary Zone			2015	0		2,200		0	2,200
			2016	0		2,200		0	2,200
Topography 1 Level			2017	0		2,200		0	2,200
1.Level 4.Below St 7.Steep			2018	0		2,200		0	2,200
2.Rolling 5.Low 8.Rough			2019	0		2,200		0	2,200
3.Above St 6.Swampy 9.			2020	0		2,200		0	2,200
Utilities 1 All Public			2021	0		2,200		0	2,200
1.Public 4.Dr Well 7.Cesspool			2022	0		2,200		0	2,200
2.Water 5.DUG/LAKE 8.			2023	0		2,700		0	2,700
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 4/06/2004									
Price									
Sale Type 2 Land & Buildings									
1.Land 4.Mobile 7.									
2.L & B 5.Other 8.									
3.Building 6. 9.									
Financing 9 Unknown									
1.Convent 4.Seller 7.									
2.FHA/VA 5.Private 8.									
3.Assumed 6.Cash 9.Unknown									
Validity 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.									

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
				%		
				%		
				%		
				%		
				%		
				%		
				%		
				%		
Square Foot		Square Feet				
				%		
				%		
				%		
				%		
				%		
				%		
				%		
				%		
				%		
Fract. Acre		Acreage/Sites				
				%		
				%		
				%		
				%		
				%		
				%		
				%		
				%		
				%		
		Total Acreage		0.00		

WISCASSET

Map Lot U22-027


Account 1881

Location 11 READY POINT ROAD

Card 3

Of 5

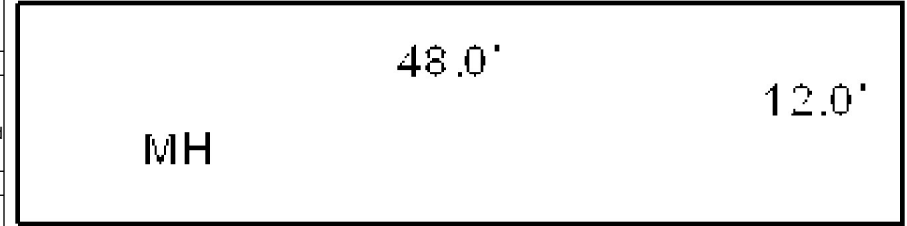
10/05/2023

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

Date Inspected 12/12/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
997 12' Mobile	1968	12x48	1 100	1	0 %	25 %		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 U22-027

Account 1881

Location 11 READY POINT ROAD

Card 4 Of 5 10/05/2023

SOULE JR., DAVID B (TRUSTEE)
JONES, THOMAS
FBO THOMAS JONES
WISCASSET ME 04578

B3264P314

Previous Owner
JONES, BERTHA (DEWISEE)
JONES, CLARK M. (PR)
C/O CLARK M. JONES
WISCASSET ME 04578
Sale Date: 4/06/2004

Previous Owner
JONES, BERTHA (HEIRS)

1 READY POINT ROAD
WISCASSET ME 04578
Sale Date: 4/06/2004

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record							
Neighborhood 109 SOUTHEAST			Year	Land		Buildings	Exempt	Total		
			2010	0		500	0	500		
Tree Growth Year 0			2011	0		500	0	500		
FARM LAND YEAR 0			2012	0		500	0	500		
OPEN SPACE YEAR 0			2013	0		500	0	500		
Zone/Land Use 21 RURAL			2014	0		500	0	500		
			2015	0		500	0	500		
			2016	0		500	0	500		
Secondary Zone			2017	0		500	0	500		
Topography 1 Level			2018	0		500	0	500		
1.Level	4.Below St	7.Steep	2019	0		500	0	500		
2.Rolling	5.Low	8.Rough	2020	0		500	0	500		
3.Above St	6.Swampy	9.	2021	0		500	0	500		
Utilities 1 All Public			2022	0		500	0	500		
1.Public	4.Dr Well	7.Cesspool	2023	0		700	0	700		
2.Water	5.DUG/LAKE	8.	Land Data							
3.Sewer	6.Septic	9.None								
Street 1 Paved			Front Foot		Type	Effective		Influence		Influence Codes
1.Paved	4.Proposed	7.				Frontage	Depth	Factor	Code	
2.Semi Imp	5.Private	8.	11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot						1.Open Space	
3.Gravel	6.Pub Eas	9.NoStreet							2.Neighborhood A	
TREE GROWTH PLAN 0									3.Topography	
CONSERV EASE 0									4.Size/Shape	
Sale Data									5.Access	
Sale Date 4/06/2004									6.Restriction	
Price			Square Foot						7.Corner/Locatio	
Sale Type 2 Land & Buildings							8.View/Environ			
1.Land	4.Mobile	7.							9.Fract Share	
2.L & B	5.Other	8.							Acres	
3.Building	6.	9.							30.Rear 20+	
Financing 9 Unknown									31.Waterfront Rea	
1.Convent	4.Seller	7.	16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite						32.Open Space	
2.FHA/VA	5.Private	8.							33.RestrictEsm	
3.Assumed	6.Cash	9.Unknown							34.PASTURE 1	
Validity 8 Other Non Valid									35.HORTICULTURAL-	
1.Valid	4.Split	7.Renovate							36.Pasture 3	
2.Related	5.Partial	8.Other							37.Softwood	
3.Distress	6.Exempt	9.Foreclose	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				38.Mixed Wood	
Verified 5 Public Record									39.Hardwood	
1.Buyer	4.Agent	7.Family							40.Wasteland	
2.Seller	5.Pub Rec	8.Other							41.CAMP SITE	
3.Lender	6.MLS	9.							42.Mobile Home Si	
									43.Condo Site	
			Total Acreage		0.00				44.Site Improveve	
								45.CAMP SITE		

WISCASSET

Map Lot U22-027

Account 1881

Location 11 READY POINT ROAD

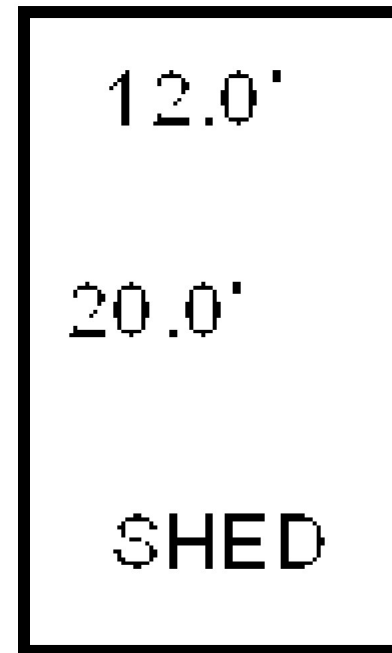
Card 4 Of 5 10/05/2023

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

Date Inspected 12/12/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	1940	240	2 100	1	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	1999	72	2 100	1	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 U22-027

Account 1881

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Card 5 Of 5 10/05/2023

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FBO THOMAS JONES
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Previous Owner
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WISCASSET ME 04578
Sale Date: 4/06/2004

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood 109 SOUTHEAST			Year	Land		Buildings	Exempt	Total	
			2010	0		17,100	0	17,100	
Tree Growth Year 0			2011	0		17,100	0	17,100	
FARM LAND YEAR 0			2012	0		17,100	0	17,100	
OPEN SPACE YEAR 0			2013	0		17,100	0	17,100	
Zone/Land Use 21 RURAL			2014	0		17,100	0	17,100	
			2015	0		17,100	0	17,100	
Secondary Zone			2016	0		17,100	0	17,100	
Topography 1 Level			2017	0		17,100	0	17,100	
			2018	0		17,100	0	17,100	
1.Level 4.Below St 7.Steep			2019	0		17,100	0	17,100	
2.Rolling 5.Low 8.Rough			2020	0		17,100	0	17,100	
3.Above St 6.Swampy 9.			2021	0		17,100	0	17,100	
Utilities 1 All Public			2022	0		17,100	0	17,100	
1.Public 4.Dr Well 7.Cesspool			2023	0		21,400	0	21,400	
2.Water 5.DUG/LAKE 8.			Land Data						
3.Sewer 6.Septic 9.None									
Street 1 Paved			Front Foot	Type	Effective		Influence		Influence Codes
1.Paved 4.Proposed 7.					Frontage	Depth	Factor	Code	
2.Semi Imp 5.Private 8.						%		1.Open Space	
3.Gravel 6.Pub Eas 9.NoStreet						%		2.Neighborhood A	
TREE GROWTH PLAN 0						%		3.Topography	
CONSERV EASE 0						%		4.Size/Shape	
Sale Data						%		5.Access	
Sale Date 4/06/2004						%		6.Restriction	
Price					%		7.Corner/Locatio		
Sale Type 2 Land & Buildings			Square Foot	Square Feet				8.View/Environ	
1.Land 4.Mobile 7.						%		9.Fract Share	
2.L & B 5.Other 8.						%		Acres	
3.Building 6. 9.						%		30.Rear 20+	
Financing 9 Unknown						%		31.Waterfront Rea	
1.Convent 4.Seller 7.						%		32.Open Space	
2.FHA/VA 5.Private 8.						%		33.RestrictEsm	
3.Assumed 6.Cash 9.Unknown						%		34.PASTURE 1	
Validity 8 Other Non Valid			Fract. Acre	Acreage/Sites				35.HORTICULTURAL-	
1.Valid 4.Split 7.Renovate						%		36.Pasture 3	
2.Related 5.Partial 8.Other						%		37.Softwood	
3.Distress 6.Exempt 9.Foreclose						%		38.Mixed Wood	
Verified 5 Public Record						%		39.Hardwood	
1.Buyer 4.Agent 7.Family						%		40.Wasteland	
2.Seller 5.Pub Rec 8.Other						%		41.CAMP SITE	
3.Lender 6.MLS 9.						%		42.Mobile Home Si	
			Total Acreage		0.00	44.Site Improveve			
						45.CAMP SITE			

WISCASSET

Map Lot U22-027

Account 1881

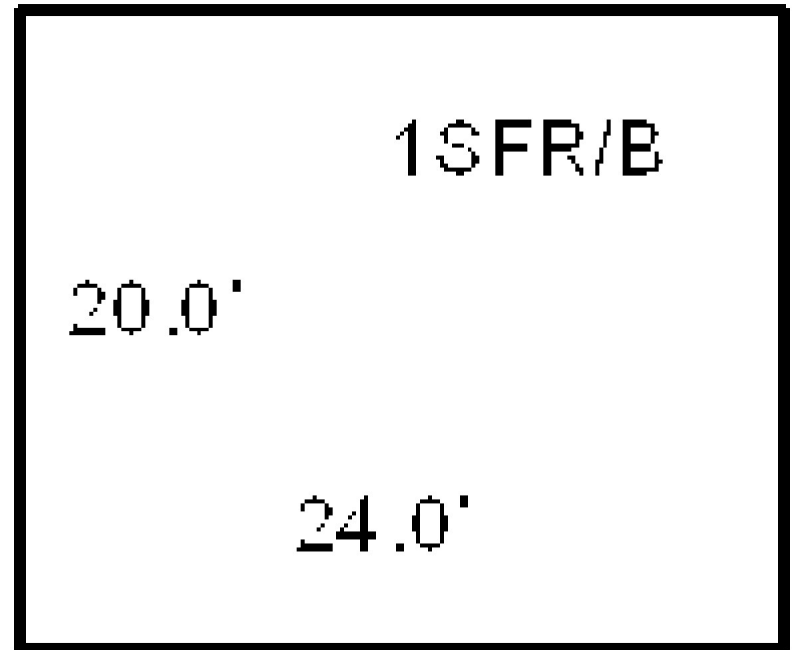
Location 11 READY POINT ROAD

Card 5 Of 5 10/05/2023

Building Style	9 Other		SF Bsmt Living	0		Layout	1 Typical		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade	0 0		1.Typical	4.	7.	
2.Ranch	6.Split	10.Double	HEARTH	0		2.Inadeq	5.	8.	
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type	100%	5 Forced Warm Air	3.	6.	9.	
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic	9 None		
Dwelling Units	1		2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.	
Other Units	0		3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.	
Stories	1 One Story		4.Steam	8.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	7 NOVELTY		3.H Pump	6.	9.None	3.Capped	6.	9.None	
1.CLAP	5.T-111	9.OTHER	Kitchen Style	2 TYPICAL		Unfinished %	0%		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor	2 Fair 100%		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad	
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad	
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 TYPICAL		3.C Grade	6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)	480		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition	3 Below Average		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G	
SF Masonry Trim	0		# Rooms	3		2.Fair	5.Avg+	8.Exc	
OPEN-3-CUSTOM	0		# Bedrooms	1		3.Avg-	6.Good	9.Same	
OPEN-4-CUSTOM	0		# Full Baths	0		Phys. % Good	0%		
Year Built	1960		# Half Baths	0		Funct. % Good	80%		
Year Remodeled	0		# Addn Fixtures	0		Functional Code	4 SMALL SIZE		
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		

Date Inspected 12/12/2006

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



Front Foot	Type	Effective		Influence		Influence Codes	
		Frontage	Depth	Factor	Code		
11.Regular Lot				%		1.Open Space	
12.Delta Triangle				%		2.Neighborhood A	
13.Nabla Triangle				%		3.Topography	
14.Rear Land				%		4.Size/Shape	
15.Front Foot				%		5.Access	
				%		6.Restriction	
				%		7.Corner/Locatio	
Square Foot		Square Feet				8.View/Environ	
	16.Regular Lot			%		9.Fract Share	
	17.Secondary Site			%		Acres	
	18.Secondary Site			%		30.Rear 20+	
	19.Condominium			%		31.Waterfront Rea	
	20.Base Homesite			%		32.Open Space	
				%		33.RestrictEsm	
				%		34.PASTURE 1	
Fract. Acre		Acreage/Sites				35.HORTICULTURAL-	
	21.HS Size Adj	20	1.00	100	%	0	36.Pasture 3
	22.Base Waterfront	21	1.00	100	%	0	37.Softwood
	23.Deep WF Size A	28	0.20	100	%	0	38.Mixed Wood
	Acres				%		39.Hardwood
	24.Base Waterfront				%		40.Wasteland
	25.Shallow WF Siz				%		41.CAMP SITE
	26.Base Water Inf				%		42.Mobile Home Si
	27.Influence W Si				%		43.Condo Site
	28.Rear Land 1-10				%		44.Site Improve
29.Rear Land 11-2				%		45.CAMP SITE	
		Total Acreage		1.20		46.PAVING/00	




WISCASSET

Map Lot U22-027-A

Account 1882

Location 171 OLD FERRY ROAD

Card 1 Of 1 10/05/2023

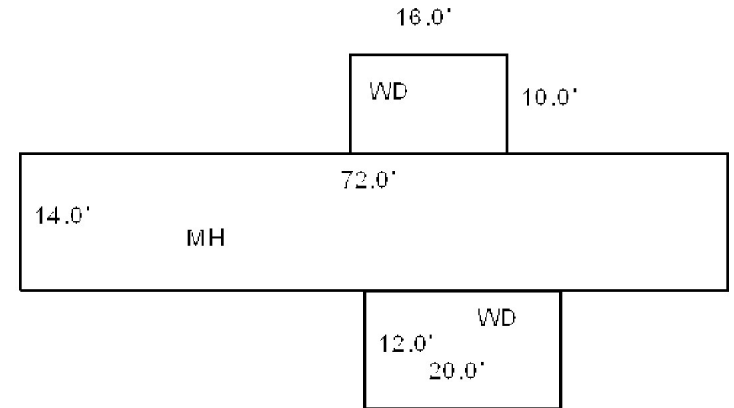
Building Style 0	SF Bsmt Living 0	Layout 0
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 0	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 0
Dwelling Units 0	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 0	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 0
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 0	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 0	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 0 0%
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 0	Bath(s) Style 0	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 0
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 0
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 0	Phys. % Good 0%
Year Built 0	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 0	# 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 0		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 0		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 12/12/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14' Mobile	1993	14x72	2 100	2	0 %	50 %		1.ONE STORY FRAM
68 Wood Deck	1996	240	3 100	2	0 %	100 %		2.TWO STORY FRAM
23 Frame Garage	1996	720	3 100	2	0 %	100 %		3.THREE STORY FR
68 Wood Deck	2005	160	3 100	2	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

GARAGE 24X30



Map Lot U22-027-B

Account 2311

Location 181 OLD FERRY ROAD

Card 1 Of 1 10/05/2023

MAINES, DAVID

WISCASSET ME 04578

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 **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 **10/10/2003**

Price **7,000**

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 **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

79,600

13,100

10,000

82,700

2011

79,600

13,100

10,000

82,700

2012

38,300

13,100

10,000

41,400

2013

38,300

13,100

10,000

41,400

2014

38,300

13,100

10,000

41,400

2015

38,300

13,100

10,000

41,400

2016

38,300

13,100

15,000

36,400

2017

38,300

13,100

20,000

31,400

2018

38,300

13,100

20,000

31,400

2019

38,300

13,100

20,000

31,400

2020

38,300

13,100

25,000

26,400

2021

38,300

13,100

25,000

26,400

2022

38,300

13,100

24,000

27,400

2023

47,900

16,400

25,000

39,300

Land Data

Front Foot

Type

Effective

Frontage

Depth

Influence

Factor

Code

Influence Codes

11.Regular Lot

%

1.Open Space

12.Delta Triangle

%

2.Neighborhood A

13.Nabla Triangle

%

3.Topography

14.Rear Land

%

4.Size/Shape

15.Front Foot

%

5.Access

%

6.Restriction

%

7.Corner/Locatio

%

8.View/Environ

%

9.Fract Share

%

Acres

%

30.Rear 20+

%

31.Waterfront Rea

%

32.Open Space

%

33.RestrictEsm

%

34.PASTURE 1

%

35.HORTICULTURAL-

%

36.Pasture 3

%

37.Softwood

%

38.Mixed Wood

%

39.Hardwood

%

40.Wasteland

%

41.CAMP SITE

%

42.Mobile Home Si

%

43.Condo Site

%

44.Site Improve

%

45.CAMP SITE

%

46.PAVING/00

Square Foot

Square Feet

16.Regular Lot

%

17.Secondary Site

%

18.Secondary Site

%

19.Condominium

%

20.Base Homesite

%

Fract. Acre

Acreage/Sites

21.HS Size Adj

20

1.00

100

%

0

22.Base Waterfron

21

1.00

100

%

0

23.Deep WF Size A

28

1.00

100

%

0

Acres

%

24.Base Waterfron

%

25.Shallow WF Siz

%

26.Base Water Inf

%

27.Influence W Si

%

28.Rear Land 1-10

%

29.Rear Land 11-2

%

Total Acreage 2.00

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

2005-NO WATER, NO SEWER, ONLY FOR STORAGE AS NOT LIVEABLE PER CEO

2006-LIVING IN MOBILE HOME NOW, CHANGED CODE TO 3/100 AND 100% FUNTIONAL. 8/24/07 PERSONAL PROPERTY REPORT SHOWS LEASE FOR A CONTAINER ON THIS PARCEL. WE PRICED IT AS A SHED

2/28/08-abatement issued for 50% functional due to age & condition.

WISCASSET



WISCASSET

Map Lot U22-027-B

Account 2311

Location 181 OLD FERRY 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 0%	Insulation
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style	Unfinished %
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface	Bath(s) Style	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint)
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim	# Rooms	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM	# Bedrooms	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM	# Full Baths	Phys. % Good
Year Built	# Half Baths	Funct. % Good
Year Remodeled	# Addn Fixtures	Functional Code
Foundation	# Fireplaces	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.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 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 12/12/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14' Mobile	1989	14x56	2 100	3	0 %	50 %		1.ONE STORY FRAM
24 Frame Shed	1989	128	2 100	3	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

FRSHED 8X16

MH

14.0'

56.0'

CONTAINER 8X40



Map Lot		U22-028		Account		1883		Location		175 OLD FERRY ROAD		Card		1		Of		1		10/05/2023			
WOOD, KEELI S 175 OLD FERRY ROAD WISCASSET ME 04578				Property Data				Assessment Record															
				Neighborhood				109 SOUTHEAST		Year		Land		Buildings		Exempt		Total					
				Tree Growth Year				0		2010		34,900		87,800		0		122,700					
				FARM LAND YEAR				0		2011		34,900		87,800		0		122,700					
B5667P43				OPEN SPACE YEAR				0		2012		34,900		87,800		0		122,700					
Previous Owner LAWRENCE, JAMES L 364 KATADHIN AVE				Zone/Land Use				21 RURAL		2013		34,900		88,200		0		123,100					
				Secondary Zone				2014		34,900		88,200		0		123,100							
								2015		34,900		88,200		0		123,100							
MILLINOCKET ME 04462				Topography				2016		34,900		88,200		0		123,100							
Sale Date: 2/16/2021								2017		34,900		88,200		0		123,100							
Previous Owner REED II, WILLIAM E. J/T REED, JENNIFER J. C/O JAMES LAWRENCE WISCASSET ME 04578 Sale Date: 3/06/2007				1.Level		4.Below St		7.Steep		2018		34,900		88,200		0		123,100					
				2.Rolling		5.Low		8.Rough		2019		34,900		88,200		0		123,100					
				3.Above St		6.Swampy		9.		2020		34,900		88,200		0		123,100					
				Utilities				2 Public Water				2021		34,900		88,200		0		123,100			
				1.Public		4.Dr Well		7.Cesspool		2022		34,900		88,200		24,000		99,100					
2.Water		5.DUG/LAKE		8.		2023		43,600		110,300		25,000		128,900									
3.Sewer		6.Septic		9.None																			
Previous Owner KIDDER, DAWN, HOLTZMAN, KATHERINE HOLTZMAN, ADAM & KATI C/O WILLIAM E. & JENNIFER J. REED, II WOOLWICH ME 04579 Sale Date: 5/26/2005				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																			
X				Date																			
No./Date		Description		Date Insp.																			
Notes: 2005-MR. KIDDER DIED FEBRUARY 2005 - PER DAUGHTER SEND BILL TO HER ADDRESS. REMOVED HOMESTEAD AND VETERANS EXEMPT. 4/11/2005-PROBATE DEED SENT. SEND BILL TO DAWN KIDDER PO BOX 74 NO. WATERFORD, ME 04267 AND PUT IN ALL KIDS NAMES. MR. KIDDER PURCHASED 5/94 FOR \$75,000. 2006-FORMER OWNER DAWN KIDDER (ESTATE OF KEYE E. KIDDER) BK1977 BP294, WHO SOLD TO REED IN 5/05 FOR WISCASSET 2007-DEED/TO IS OWNED WITH I AM & JENNIFER DEED IT						Financing		9 Unknown				Fract. Acre		Acreage/Sites									
						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		21.HS Size Adj		20		1.00		100		%		0	
						2.Related		5.Partial		8.Other		22.Base Waterfron		21		0.57		100		%		0	
						3.Distress		6.Exempt		9.Foreclose		23.Deep WF Size A								%			
						Verified		5 Public Record				24.Base Waterfron								%			
						1.Buyer		4.Agent		7.Family		25.Shallow WF Siz								%			
2.Seller		5.Pub Rec		8.Other		26.Base Water Inf								%									
3.Lender		6.MLS		9.		27.Influence W Si								%									
						28.Rear Land 1-10																	
						29.Rear Land 11-2																	




WISCASSET

Map Lot U22-028

Account 1883

Location 175 OLD FERRY ROAD

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) 960
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1970	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

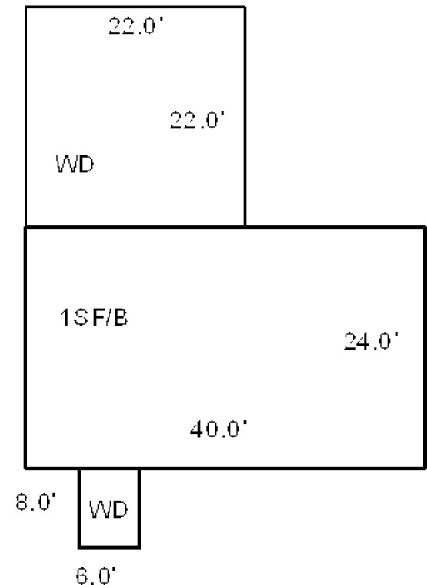
Date Inspected 12/11/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1970	48	3 100	4	0 %	100 %	
23 Frame Garage	1970	864	2 100	3	0 %	100 %	
24 Frame Shed	1970	176	2 100	3	0 %	100 %	
68 Wood Deck	2005	484	3 100	4	0 %	100 %	
24 Frame Shed	2012	81	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

SHED 11X16

GARAGE 24X36



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-
Fract. Acre		Acreage/Sites				36.Pasture 3
21.HS Size Adj	20	0.50	25	%	4	37.Softwood
22.Base Waterfron	21	1.00	50	%	4	38.Mixed Wood
23.Deep WF Size A				%		39.Hardwood
Acres				%		40.Wasteland
24.Base Waterfron				%		41.CAMP SITE
25.Shallow WF Siz				%		42.Mobile Home Si
26.Base Water Inf				%		43.Condo Site
27.Influence W Si				%		44.Site Improveve
28.Rear Land 1-10				%		45.CAMP SITE
29.Rear Land 11-2				%		
		Total Acreage		1.00		

WISCASSET

Map Lot U22-028-A

Account 1880

Location

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 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.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		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected								
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot		U22-029		Account		1884		Location		169 OLD FERRY ROAD		Card		1		Of		1		10/05/2023							
RAGER, JERMY W J/T FULLER, SYLVIA S C/O KIM RAGER WISCASSET ME 04578 B4046P35								Property Data				Assessment Record															
								Neighborhood 109 SOUTHEAST				Year		Land		Buildings		Exempt		Total							
								Tree Growth Year 0				2010		34,700		30,500		0		65,200							
								FARM LAND YEAR 0				2011		34,700		30,500		0		65,200							
								OPEN SPACE YEAR 0				2012		34,700		76,000		0		110,700							
Previous Owner DUETSCHKE BANK NATIONAL TRUST CO. C/O SYLVIA FULLER 51 NEQUASSET ROAD WOOLWICH ME 04579 Sale Date: 8/28/2008								Zone/Land Use 21 RURAL				2013		34,700		76,000		10,000		100,700							
								Secondary Zone				2014		34,700		76,000		10,000		100,700							
												2015		34,700		76,000		10,000		100,700							
								Topography 3 Above Street				2016		34,700		76,000		15,000		95,700							
								Previous Owner WINKLER, DUANE J. J/T ELIE, PAMELA N. C/O SYLVIA FULLER WOOLWICH ME 04579 Sale Date: 8/28/2008				1.Level		4.Below St		7.Steep		2017		34,700		76,000		20,000		90,700	
2.Rolling		5.Low		8.Rough		2018						34,700		76,000		20,000		90,700									
3.Above St		6.Swampy		9.		2019						34,700		76,000		20,000		90,700									
Utilities 2 Public Water				2020		34,700						76,000		25,000		85,700											
1.Public		4.Dr Well		7.Cesspool		2021						34,700		76,000		25,000		85,700									
2.Water		5.DUG/LAKE		8.		2022		34,700		76,000		24,000		86,700													
3.Sewer		6.Septic		9.None		2023		43,400		95,100		25,000		113,500													
169 OLD FERRY ROAD WISCASSET ME 04578 Sale Date: 8/19/2004								Street 1 Paved				Land Data															
								1.Paved		4.Proposed		7.		Front Foot		Type		Effective		Influence		Influence Codes					
								2.Semi Imp		5.Private		Factor						Code									
								3.Gravel		6.Pub Eas		9.NoStreet						Frontage		Depth							
								TREE GROWTH PLAN 0		CONSERV EASE 0		Sale Date 8/28/2008						Square Feet									
Price 56,000		Sale Type 2 Land & Buildings		16.Regular Lot		Square Foot				20		1.00		100		% 0											
1.Land		4.Mobile		7.						21		0.52		100		% 0											
2.L & B		5.Other		8.												%											
3.Building		6.		9.												%											
Notes: FORMER OWNER: WILSON DOLAN BK2127 PG0161, BK2216 PG0024, BK2251 PG0278 2002 FORMER OWNER: BRADLEY C. GILL BK2628 PG0259 2005-FORMER OWNER: PRISCILLA QUINTAL BK2734 PG128-BOUGHT FOR \$75,000 2008-Now bank owned, distress sale, house is in rough shape and needs a total overhaul. Sold August 2008 for \$56,000, appraised at \$64,000. Previous Bk 4018 Pg151. Check in 2009. Originally bought by Winkler/Elle 8/19/04 for \$120,000 WISCASSET								Financing 9 Unknown		17.Secondary Site		Acres				24.Base Waterfron		25.Shallow WF Siz		26.Base Water Inf		27.Influence W Si		28.Rear Land 1-10		29.Rear Land 11-2	
								1.Convent		4.Seller						7.										%	
								2.FHA/VA		5.Private						8.										%	
								3.Assumed		6.Cash						9.Unknown										%	
								2012-Updates seem to be complete and house is being lived								Validity 3 Distressed Sale		18.Secondary Site		Fract. Acre		Acreage/Sites		20		1.00	
1.Valid		4.Split		7.Renovate		21										0.52		100						% 0			
2.Related		5.Partial		8.Other																				%			
3.Distress		6.Exempt		9.Foreclose																				%			
WISCASSET																Verified 5 Public Record		19.Condominium		Acres				24.Base Waterfron		25.Shallow WF Siz	
								1.Buyer		4.Agent		7.Family														%	
								2.Seller		5.Pub Rec		8.Other														%	
								3.Lender		6.MLS		9.														%	
								2012-Updates seem to be complete and house is being lived												Fract. Acre		Acreage/Sites		20		1.00	
				21		0.52										100		% 0									
																								%			
																								%			
2012-Updates seem to be complete and house is being lived																				Fract. Acre		Acreage/Sites		20		1.00	
												21		0.52		100		% 0									
																								%			
																								%			
								2012-Updates seem to be complete and house is being lived												Fract. Acre		Acreage/Sites		20		1.00	
				21		0.52										100		% 0									
																								%			
																								%			
2012-Updates seem to be complete and house is being lived																				Fract. Acre		Acreage/Sites		20		1.00	
												21		0.52		100		% 0									
																								%			
																								%			
								2012-Updates seem to be complete and house is being lived												Fract. Acre		Acreage/Sites		20		1.00	
				21		0.52										100		% 0									
																								%			
																								%			
2012-Updates seem to be complete and house is being lived																				Fract. Acre		Acreage/Sites		20		1.00	
												21		0.52		100		% 0									
																								%			
																								%			
								2012-Updates seem to be complete and house is being lived												Fract. Acre		Acreage/Sites		20		1.00	
				21		0.52										100		% 0									
																								%			
																								%			
2012-Updates seem to be complete and house is being lived																				Fract. Acre		Acreage/Sites		20		1.00	
												21		0.52		100		% 0									
																								%			
																								%			
								2012-Updates seem to be complete and house is being lived												Fract. Acre		Acreage/Sites		20		1.00	
				21		0.52										100		% 0									
																								%			
																								%			
2012-Updates seem to be complete and house is being lived																				Fract. Acre		Acreage/Sites		20		1.00	
												21		0.52		100		% 0									
																								%			
																								%			
								2012-Updates seem to be complete and house is being lived												Fract. Acre		Acreage/Sites		20		1.00	
				21		0.52										100		% 0									
																								%			
																								%			
2012-Updates seem to be complete and house is being lived																				Fract. Acre		Acreage/Sites		20		1.00	
												21		0.52		100		% 0									
																								%			
																								%			
								2012-Updates seem to be complete and house is being lived												Fract. Acre		Acreage/Sites		20		1.00	
				21		0.52										100		% 0									
																								%			
																								%			
2012-Updates seem to be complete and house is being lived																				Fract. Acre		Acreage/Sites		20		1.00	
												21		0.52		100		% 0									
																								%			
																								%			
								2012-Updates seem to be complete and house is being lived												Fract. Acre		Acreage/Sites		20		1.00	
				21		0.52										100		% 0									
																								%			
																								%			
2012-Updates seem to be complete and house is being lived																				Fract. Acre		Acreage/Sites		20		1.00	
												21		0.52		100		% 0									
																								%			
																								%			
								2012-Updates seem to be complete and house is being lived												Fract. Acre		Acreage/Sites		20		1.00	
				21		0.52										100		% 0									
																								%			
																								%			
2012-Updates seem to be complete and house is being lived																				Fract. Acre		Acreage/Sites		20		1.00	
												21		0.52		100		% 0									
																								%			
																								%			
								2012-Updates seem to be complete and house is being lived												Fract. Acre		Acreage/Sites		20		1.00	
				21		0.52										100		% 0									
																								%			
																								%			
2012-Updates seem to be complete and house is being lived																				Fract. Acre		Acreage/Sites		20		1.00	
												21		0.52		100		% 0									
																								%			
																								%			
								2012-Updates seem to be complete and house is being lived												Fract. Acre		Acreage/Sites		20		1.00	
				21		0.52										100		% 0									
																								%			
																								%			
2012-Updates seem to be complete and house is being lived																				Fract. Acre		Acreage/Sites		20		1.00	
												21		0.52		100		% 0									
																								%			
																								%			
								2012-Updates seem to be complete and house is being lived												Fract. Acre		Acreage/Sites		20		1.00	
				21		0.52										100		% 0									
																								%			
																								%			
2012-Updates seem to be complete and house is being lived																				Fract. Acre		Acreage/Sites		20		1.00	
												21		0.52		100		% 0									
																								%			
																								%			
								2012-Updates seem to be complete and house is being lived												Fract. Acre		Acreage/Sites		20		1.00	
				21		0.52										100		% 0									
																								%			
																								%			
2012-Updates seem to be complete and house is being lived																				Fract. Acre		Acreage/Sites		20		1.00	
												21		0.52		100		% 0									
																								%			
																								%			
								2012-Updates seem to be complete and house is being lived												Fract. Acre		Acreage/Sites		20		1.00	
				21		0.52										100		% 0									
																								%			
																								%			
2012-Updates seem to be complete and house is being lived																				Fract. Acre		Acreage/Sites		20		1.00	
												21		0.52		100		% 0									
																								%			
																								%			
								2012-Updates seem to be complete and house is being lived												Fract. Acre		Acreage/Sites		20		1.00	
				21		0.52										100		% 0									
																								%			
																								%			
2012-Updates seem to be complete and house is being lived																				Fract. Acre		Acreage/Sites		20		1.00	
												21		0.52		100		% 0									
																								%			

WISCASSET

Map Lot U22-029


Account 1884

Location 169 OLD FERRY ROAD

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 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 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) 1104
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 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 1970	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2009	# 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 12/11/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	1970	64	3 100	3	0 %	100 %		1.ONE STORY FRAM
90 BSMT ENTRY.....	2008	20	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

SHED 8X8

