

Map Lot U23-001			Account 1885			Location 295 OLD BATH ROAD			Card 1 Of 1			9/25/2024					
MEWA, EDWARD S MEWA, RUTH A P.O. BOX 173 WISCASSET ME 04578 B5958P219						Property Data			Assessment Record								
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total				
						Tree Growth Year 0			2011	38,400	31,900	10,000	60,300				
						FARM LAND YEAR 0			2012	38,400	31,900	10,000	60,300				
						OPEN SPACE YEAR 0			2013	38,400	31,900	10,000	60,300				
Previous Owner SECRETARY OF HOUSING AND URBAN DEVELOPMENT 2401 NW 23RD ST SUITE 1D OKLAHOMA CITY OK 73107 Sale Date: 11/28/2022						Zone/Land Use 16 RESIDENTIAL			2014	38,400	31,900	10,000	60,300				
						Secondary Zone			2015	38,400	31,900	10,000	60,300				
									2016	38,400	31,900	15,000	55,300				
						Topography 1 Level			2017	38,400	31,900	20,000	50,300				
						Previous Owner CROXFORD, MAXINE (HEIRS OF) 297 OLD BATH ROAD WISCASSET ME 04578 Sale Date: 8/29/2019						1.Level	4.Below St	7.Steep	2018	38,400	31,900
2.Rolling	5.Low	8.Rough	2019	38,400	31,900							20,000	50,300				
3.Above St	6.Swampy	9.	2020	38,400	31,900							0	70,300				
Utilities 3 Public Sewer 6 Septic System			2021	38,400	31,900							0	70,300				
1.Public	4.Dr Well	7.Cesspool	2022	38,400	68,400							0	106,800				
						2.Water	5.DUG/LAKE	8.	2023	48,000	0	25,000	23,000				
						3.Sewer	6.Septic	9.None	2024	44,000	87,200	0	131,200				
						Street 1 Paved			Land Data								
						1.Paved	4.Proposed	7.	Front Foot		Type	Effective		Influence		Influence Codes	
						2.Semi Imp	5.Private	8.				Frontage	Depth	Factor	Code		
Inspection Witnessed By:						3.Gravel	6.Pub Eas	9.NoStreet	11.Regular Lot					1.Open Space			
						TREE GROWTH PLAN 0			12.Delta Triangle				%	2.Neighborhood A			
						CONSERV EASE 0			13.Nabla Triangle				%	3.Topography			
						Sale Data			14.Rear Land				%	4.Size/Shape			
									Sale Date 11/28/2022	15.Front Foot			%	5.Access			
X			Date			Price 40,000		Square Foot		Square Feet		Acres		6.Restriction			
No./Date	Description	Date Insp.	Sale Type 2 Land & Buildings				7.Corner/Locatio										
			1.Land	4.Mobile	7.	16.Regular Lot						8.View/Environ					
			2.L & B	5.Other	8.	17.Secondary Site						9.Fract Share					
			3.Building	6.	9.	18.Secondary Site						30.Rear 20+					
Notes: 9/11/24 W/MRS. M&L NEW HOUSE, ALL COMPLETE BEFORE 4/1/24. +MVR '24 1.60 acres to new lot 1-B '23 MH moved out of town. Abate for old dwelling(Gone as of April 1st 2022). '22 Combine "ON" with this lot. 2004-CORRECTED HEAT TO FWA NOT HWBB, ALSO CORRECTED BASEMENT FROM FULL TO 1/2 BASEMENT, AND CHANGED CONDITION OF HOUSE TO POOR. WISCASSET MISTEAD EXEMPTION AGAIN. HAD SINCE 1998 AND SOMEHOW DISAPPEARED						Financing 9 Unknown			19.Condominium						31.Waterfront Rea		
						1.Convent	4.Seller	7.	20.Base Homesite								32.Open Space
						2.FHA/VA	5.Private	8.	Fract. Acre		Acreage/Sites						33.RestrictEsm
						3.Assumed	6.Cash	9.Unknown									34.PASTURE 1
						Validity 9 Foreclosure											35.HORTICULTURAL-
						1.Valid	4.Split	7.Renovate	21.HS Size Adj	20	1.00	100	%	0	36.Pasture 3		
						2.Related	5.Partial	8.Other	22.Base Waterfron	21	1.00	100	%	0	37.Softwood		
						3.Distress	6.Exempt	9.Foreclose	23.Deep WF Size A	28	1.09	100	%	0	38.Mixed Wood		
						Verified 5 Public Record			Acres								39.Hardwood
						1.Buyer	4.Agent	7.Family	24.Base Waterfron	44	0.50	100	%	0	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							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 U23-001

Account 1885

Location 295 OLD BATH ROAD

Card 1 Of 1 9/25/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 8 Floor/Wall Unit	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) 780
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 2023	# 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.Defmaitn 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 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 12/04/2006

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
68 Wood Deck	2023	48	3 100	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	2023	240	3 100	4	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	2023				%	%	3,000	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 U23-001-A

Account 2245

Location 311 OLD BATH ROAD

Card 1 Of 1 9/25/2024

PARKER, GEORGE E
PARKER, NANCY R
128 SHAW ROAD
WOOLWICH ME 04579

B2739P152 B3601P34 B5303P93

Previous Owner
DUTTON SR., KENDALL W.

311 OLD BATH ROAD
WISCASSET ME 04578
Sale Date: 10/19/2017

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

9/11/24 NAH, NO NEW WD
2002-ONE M/H (RED) LIVES IN THIS ONE.
2003-2 MORE M/H - WORKSHOPS & SHED
2006-QUIT CLAIM DEED

WISCASSET

Property Data

Neighborhood	108 SOUTHWEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	16 RESIDENTIAL		
Secondary Zone			
Topography	1 Level		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	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	10/19/2017		
Price	10,000		
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	3 Distressed Sale		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	33,100	26,700	0	59,800
2012	33,100	26,700	0	59,800
2013	33,100	26,700	0	59,800
2014	33,100	26,700	0	59,800
2015	33,100	26,700	0	59,800
2016	33,100	26,700	0	59,800
2017	33,100	26,700	0	59,800
2018	33,100	26,700	0	59,800
2019	33,100	26,700	0	59,800
2020	33,100	26,700	0	59,800
2021	33,100	26,700	0	59,800
2022	33,100	26,700	0	59,800
2023	41,300	33,400	0	74,700
2024	41,300	33,400	0	74,700

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		1.03				


WISCASSET

Map Lot U23-001-A

Account 2245

Location 311 OLD BATH ROAD

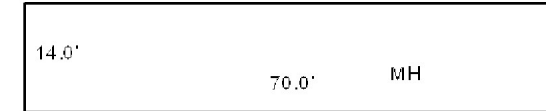
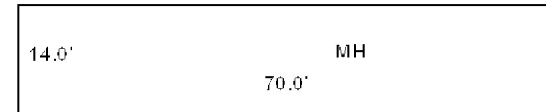
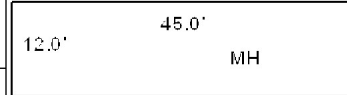
Card 1 Of 1 9/25/2024

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

Date Inspected 12/04/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14' Mobile	1977	14x70	2 100	2	0 %	50 %		1.ONE STORY FRAM
998 14' Mobile	0	14x70	2 100	2	0 %	50 %		2.TWO STORY FRAM
997 12' Mobile	0	12x45	2 100	2	0 %	50 %		3.THREE STORY FR
24 Frame Shed	0	50	2 100	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



SHED 5X10



WISCASSET

Map Lot U23-001-B

Account 2805

Location 297 OLD BATH ROAD

Card 1

Of 1

9/25/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1077
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 2023	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 1	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmait 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 0
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
21 Open Frame	2023	65	3 100	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	2023	616	3 100	4	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	2023				%	%	4,000	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 U23-002

Account 1887

Location 281 OLD BATH ROAD

Card 1 Of 1 9/25/2024

HUBER, MICHAEL S
HUBER, JEAN E
WISCASSET ME 04578

B1274P132

Property Data

Neighborhood **108 SOUTHWEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **16 RESIDENTIAL**

Secondary Zone

Topography **1 Level**

1.Level 4.Below St 7.Steep

2.Rolling 5.Low 8.Rough

3.Above St 6.Swampy 9.

Utilities **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

2011 33,500 101,400 10,000 124,900

2012 33,500 134,000 10,000 157,500

2013 33,500 134,000 10,000 157,500

2014 33,500 134,000 10,000 157,500

2015 33,500 134,000 10,000 157,500

2016 33,500 134,000 15,000 152,500

2017 33,500 134,000 20,000 147,500

2018 33,500 134,000 20,000 147,500

2019 33,500 134,000 20,000 147,500

2020 33,500 134,000 25,000 142,500

2021 33,500 134,000 25,000 142,500

2022 33,500 134,000 24,000 143,500

2023 41,900 167,400 25,000 184,300

2024 41,900 167,400 25,000 184,300

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

0.26

100

%

0

Acres

%

24.Base Waterfron

%

25.Shallow WF Siz

%

26.Base Water Inf

%

27.Influence W Si

%

28.Rear Land 1-10

%

29.Rear Land 11-2

%

Total Acreage 1.26

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

2012-Discovered error in valuation as no grade or function filled in = zero value on 1.50 story garage.

WISCASSET

WISCASSET

Map Lot U23-002


Account 1887

Location 281 OLD BATH ROAD

Card 1

Of 1

9/25/2024

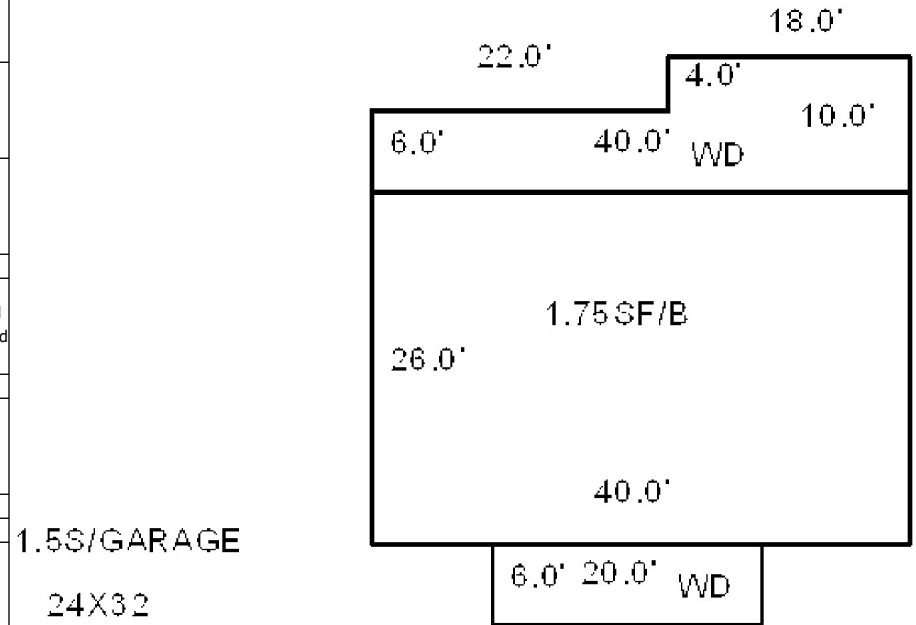
Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling 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 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 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) 1040
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 1950	# 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 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

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	312	3 105	0	0 %	100 %	
68 Wood Deck	0	120	3 105	0	0 %	100 %	
77 1.50 ST	1971	768	3 105	0	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		U23-003-001		Account		1977		Location		OLD BATH ROAD		Card		1		Of		1		9/25/2024																																																																																																																																																																																																																																																																																																																																																		
<div>RHI-RED OAK 10, LLC 3330 NE 190 STREET APT 912 AVENTURA FL 33180</div> <div>B5691P282</div> <div>Previous Owner SUNSET RIDGE WISCASSET HOMEOWNERS ASSOC.</div> <div>PO BOX 272 WINTHROP ME 04364 Sale Date: 3/24/2021</div> <div>Previous Owner WOOD, STEPHEN J.</div> <div>PO BOX 272 WINTHROP ME 04364 Sale Date: 10/02/2006</div> <div>Previous Owner HESS, EDWIN D. J/T HESS, CAROLYN D. C/O STEPHEN WOOD WINTHROP ME 04364 Sale Date: 10/02/2006</div> <div>Inspection Witnessed By:</div> <div>X<div>Date</div></div> <table><tr><td>No./Date</td><td>Description</td><td>Date Insp.</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table> <div>Notes: 9/11/24 NO ONE AROUND, N/C FROM LAST YEAR. NO POWER 6/6/23 NO ONE AROUND. LOT HAS WELL AND SEPTIC. ADD SLAB. 2005-SUNSET RIDGE SUBDIVISION LOT #1 - 185.7 FRONTAGE ORIGINAL LOT SOLD FOR \$95,000. 2007-PREVIOUS OWNER: EDWIN & CAROLYN HESS, WHO BOUGHT LAND 03/01/04 FOR \$95,000, BK3243 PG223. 2007 WISCASSET SUBDIVISION/INDIVIDUAL LOTS. 3/13/07-ABATED REQUESTED - NON-SALEABLE LOTS - 50%</div>								No./Date	Description	Date Insp.										<div>Property Data</div> <table><tr><td colspan="3">Neighborhood 108 SOUTHWEST</td></tr><tr><td colspan="3">Tree Growth Year 0</td></tr><tr><td colspan="3">FARM LAND YEAR 0</td></tr><tr><td colspan="3">OPEN SPACE YEAR 0</td></tr><tr><td colspan="3">Zone/Land Use 16 RESIDENTIAL</td></tr><tr><td colspan="3">Secondary Zone</td></tr><tr><td colspan="3">Topography 1 Level</td></tr><tr><td>1.Level</td><td>4.Below St</td><td>7.Steep</td></tr><tr><td>2.Rolling</td><td>5.Low</td><td>8.Rough</td></tr><tr><td>3.Above St</td><td>6.Swampy</td><td>9.</td></tr><tr><td colspan="3">Utilities 4 Drilled Well 6 Septic System</td></tr><tr><td>1.Public</td><td>4.Dr Well</td><td>7.Cesspool</td></tr><tr><td>2.Water</td><td>5.DUG/LAKE</td><td>8.</td></tr><tr><td>3.Sewer</td><td>6.Septic</td><td>9.None</td></tr><tr><td colspan="3">Street 1 Paved</td></tr><tr><td>1.Paved</td><td>4.Proposed</td><td>7.</td></tr><tr><td>2.Semi Imp</td><td>5.Private</td><td>8.</td></tr><tr><td>3.Gravel</td><td>6.Pub Eas</td><td>9.NoStreet</td></tr><tr><td colspan="3">TREE GROWTH PLAN 0</td></tr><tr><td colspan="3">CONSERV EASE 0</td></tr><tr><td colspan="3">Sale Data</td></tr><tr><td colspan="3">Sale Date 3/24/2021</td></tr><tr><td colspan="3">Price 299,999</td></tr><tr><td colspan="3">Sale Type 1 Land Only</td></tr><tr><td>1.Land</td><td>4.Mobile</td><td>7.</td></tr><tr><td>2.L & B</td><td>5.Other</td><td>8.</td></tr><tr><td>3.Building</td><td>6.</td><td>9.</td></tr><tr><td colspan="3">Financing 9 Unknown</td></tr><tr><td>1.Convent</td><td>4.Seller</td><td>7.</td></tr><tr><td>2.FHA/VA</td><td>5.Private</td><td>8.</td></tr><tr><td>3.Assumed</td><td>6.Cash</td><td>9.Unknown</td></tr><tr><td colspan="3">Validity 1 Arms Length Sale</td></tr><tr><td>1.Valid</td><td>4.Split</td><td>7.Renovate</td></tr><tr><td>2.Related</td><td>5.Partial</td><td>8.Other</td></tr><tr><td>3.Distress</td><td>6.Exempt</td><td>9.Foreclose</td></tr><tr><td colspan="3">Verified 5 Public Record</td></tr><tr><td>1.Buyer</td><td>4.Agent</td><td>7.Family</td></tr><tr><td>2.Seller</td><td>5.Pub Rec</td><td>8.Other</td></tr><tr><td>3.Lender</td><td>6.MLS</td><td>9.</td></tr></table>		Neighborhood 108 SOUTHWEST			Tree Growth Year 0			FARM LAND YEAR 0			OPEN SPACE YEAR 0			Zone/Land Use 16 RESIDENTIAL			Secondary Zone			Topography 1 Level			1.Level	4.Below St	7.Steep	2.Rolling	5.Low	8.Rough	3.Above St	6.Swampy	9.	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Acre</td><td rowspan="10"></td><td colspan="2">Acreage/Sites</td><td colspan="2"></td><td rowspan="10"></td></tr><tr><td>20</td><td>1.00</td><td>50</td><td>%</td></tr><tr><td>21</td><td>1.00</td><td>50</td><td>%</td></tr><tr><td>28</td><td>1.00</td><td>50</td><td>%</td></tr><tr><td></td><td></td><td>%</td><td></td></tr><tr><td></td><td></td><td>%</td><td></td></tr><tr><td></td><td></td><td>%</td><td></td></tr><tr><td></td><td></td><td>%</td><td></td></tr><tr><td></td><td></td><td>%</td><td></td></tr><tr><td></td><td></td><td>%</td><td></td></tr><tr><td colspan="6">Total Acreage 2.00</td></tr></table>										Year	Land	Buildings	Exempt	Total	2011	17,500	0	0	17,500	2012	17,500	0	0	17,500	2013	17,500	0	0	17,500	2014	17,500	0	0	17,500	2015	17,500	0	0	17,500	2016	17,500	0	0	17,500	2017	17,500	0	0	17,500	2018	17,500	0	0	17,500	2019	17,500	0	0	17,500	2020	17,500	0	0	17,500	2021	17,500	0	0	17,500	2022	17,500	0	0	17,500	2023	21,900	6,000	0	27,900	2024	21,900	6,000	0	27,900	Front Foot	Type	Effective		Influence		Influence Codes	Frontage	Depth	Factor	Code			%				%				%				%				%				%				%				%		Square Foot		Square Feet				Acres			%				%				%				%				%				%				%				%				%		Fract. 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WISCASSET

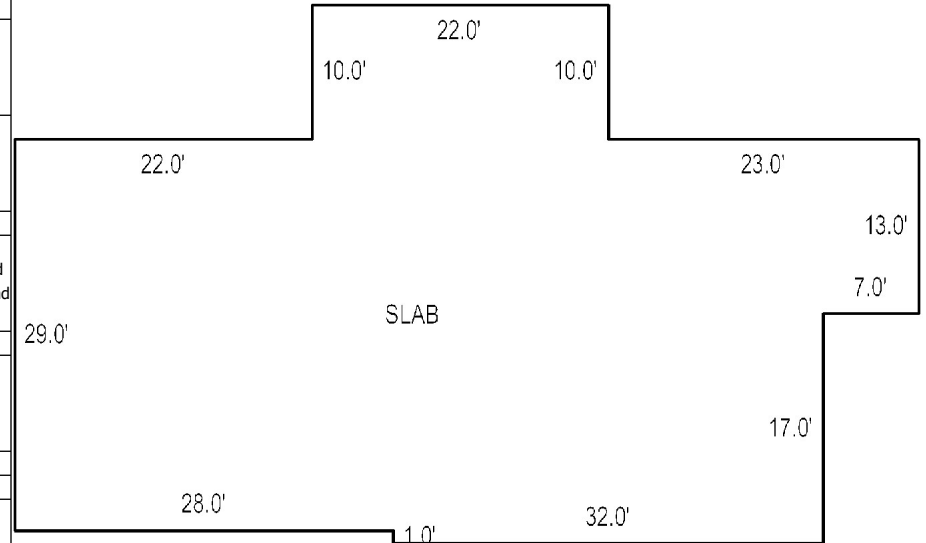
Map Lot U23-003-001

Account 1977

Location OLD BATH ROAD

Card 1 Of 1 9/25/2024

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



Additions, Outbuildings & Improvements								Sound Value
Type	Year	Units	Grade	Cond	Phys.	Funct.		
103 SLAB.....	2022	2083	3 100	4	0 %	100 %		
					%	%		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot U23-003-002			Account 1978			Location OLD BATH ROAD			Card 1		Of 1		9/25/2024		
RHI-RED OAK 10, LLC 3330 NE 190 STREET APT 912 AVENTURA FL 33180						Property Data			Assessment Record						
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	17,500	0	0	17,500		
						FARM LAND YEAR 0			2012	17,500	0	0	17,500		
						OPEN SPACE YEAR 0			2013	17,500	0	0	17,500		
B5691P282						Zone/Land Use 16 RESIDENTIAL			2014	17,500	0	0	17,500		
Previous Owner SUNSET RIDGE WISCASSET HOMEOWNERS ASSOC. PO BOX 272 WINTHROP ME 04364 Sale Date: 3/24/2021						Secondary Zone			2015	17,500	0	0	17,500		
						Topography 1 Level			2016	17,500	0	0	17,500		
Previous Owner WOOD, STEPHEN J. PO BOX 272 WINTHROP ME 04364 Sale Date: 10/06/2006						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	17,500	0	0	17,500		
						Utilities 4 Drilled Well 6 Septic System			2018	17,500	0	0	17,500		
Previous Owner HESS, EDWIN D. J/T HESS, CAROLYN D. C/O STEPHEN WOOD WINTHROP ME 04364 Sale Date: 10/06/2006						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2019	17,500	0	0	17,500		
						Street 1 Paved			2020	17,500	0	0	17,500		
Inspection Witnessed By:						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2021	17,500	0	0	17,500		
						TREE GROWTH PLAN 0			2022	17,500	0	0	17,500		
X															


WISCASSET

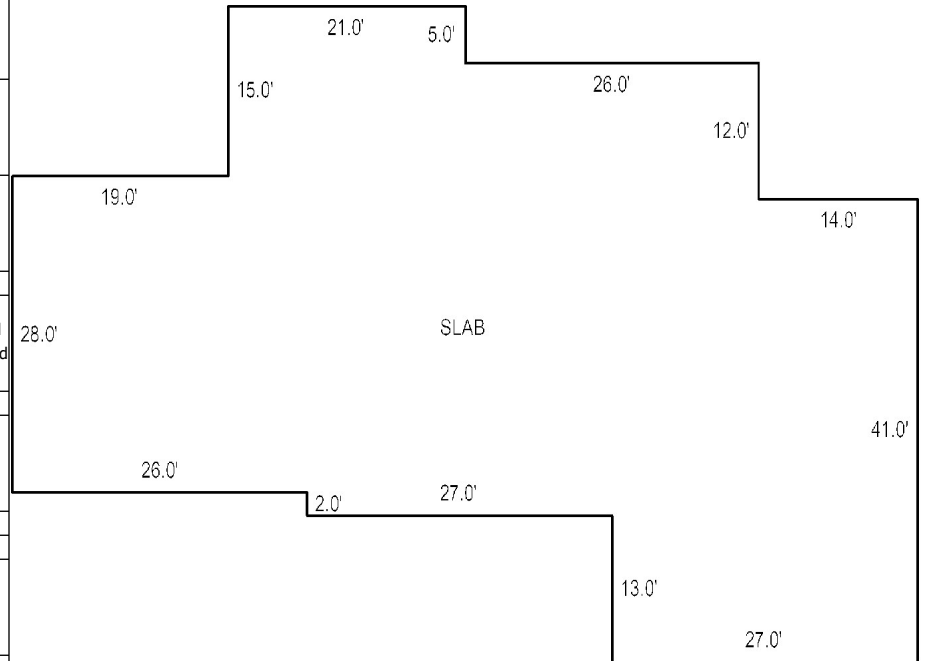
Map Lot U23-003-002

Account 1978

Location OLD BATH ROAD

Card 1 Of 1 9/25/2024

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



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
103 SLAB.....	2022	3246	3 100	4	0 %	100 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot U23-003-003			Account 1979		Location OLD BATH ROAD			Card 1 Of 1		9/25/2024									
RHI-RED OAK 10, LLC 3330 NE 190 STREET APT 912 AVENTURA FL 33180					Property Data			Assessment Record											
					Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total							
					Tree Growth Year 0			2011	17,600	0	0	17,600							
					FARM LAND YEAR 0			2012	17,600	0	0	17,600							
					OPEN SPACE YEAR 0			2013	17,600	0	0	17,600							
B5691P282					Zone/Land Use 16 RESIDENTIAL			2014	17,600	0	0	17,600							
Previous Owner SUNSET RIDGE WISCASSET HOMEOWNERS ASSOC.					Secondary Zone			2015	17,600	0	0	17,600							
								2016	17,600	0	0	17,600							
PO BOX 272 WINTHROP ME 04364 Sale Date: 3/24/2021					Topography 1 Level			2017	17,600	0	0	17,600							
Previous Owner WOOD, STEPHEN J.					1.Level 4.Below St 7.Steep			2018	17,600	0	0	17,600							
					2.Rolling 5.Low 8.Rough			2019	17,600	0	0	17,600							
					3.Above St 6.Swampy 9.			2020	17,600	0	0	17,600							
PO BOX 272 WINTHROP ME 04364 Sale Date: 10/06/2006					Utilities 9 NoWater/NoSewer			2021	17,600	0	0	17,600							
					1.Public 4.Dr Well 7.Cesspool			2022	17,600	0	0	17,600							
					2.Water 5.DUG/LAKE 8.			2023	22,000	0	0	22,000							
Previous Owner HESS, EDWIN D. J/T HESS, CAROLYN D. C/O STEPHEN WOOD WINTHROP ME 04364 Sale Date: 10/06/2006					3.Sewer 6.Septic 9.None			2024	22,000	0	0	22,000							
					Street 1 Paved			Land Data											
					1.Paved 4.Proposed 7.			Front Foot		Type	Effective		Influence		Influence Codes				
2.Semi Imp 5.Private 8.			Frontage	Depth	Factor	Code													
Inspection Witnessed By:					3.Gravel 6.Pub Eas 9.NoStreet			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Square Foot		Square Feet							
					TREE GROWTH PLAN 0														
X					CONSERV EASE 0			16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
					Sale Date 3/24/2021														
Date					Price			Square Foot		Square Feet									
No./Date			Description		Date Insp.		Sale Type 1 Land Only												
					1.Land 4.Mobile 7.			16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
					2.L & B 5.Other 8.														
					3.Building 6.			16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
					Financing 9 Unknown														
Notes:					1.Convent 4.Seller 7.			16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
					2.FHA/VA 5.Private 8.														
2005-SUNSET RIDGE SUBDIVISION LOT #3 - 200.28 FRONTAGE 2007-FORMER OWNER: EDWIN & CAROLYN HESS BK3243 PG223.					3.Assumed 6.Cash 9.Unknown			16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
					Validity 1 Arms Length Sale														
WISCASSET					1.Valid 4.Split 7.Renovate			16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
					2.Related 5.Partial 8.Other														
					3.Distress 6.Exempt 9.Foreclose			16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
					Verified 5 Public Record														
					1.Buyer 4.Agent 7.Family			16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
					2.Seller 5.Pub Rec 8.Other														
					3.Lender 6.MLS 9.			16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
								16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
								16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
								16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
								16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
								16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
								16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
								16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
								16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
								16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
								16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
								16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
								16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
								16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
								16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
								16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
								16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
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								16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
								16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
								16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
								16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
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								16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
								16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
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								16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
								16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
								16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
								16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
								16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
								16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
								16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
								16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
								16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
								16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
								16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
								16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2			
								16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Fract. Acre		Acres		21.HS Size Adj 22.Base Waterfron 2					

WISCASSET

Map Lot U23-003-003

Account 1979

Location OLD BATH ROAD

Card 1 Of 1 9/25/2024

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

Map Lot U23-003-004			Account 1980			Location OLD BATH ROAD			Card 1 Of 1 9/25/2024						
RHI-RED OAK 10, LLC 3330 NE 190 STREET APT 912 AVENTURA FL 33180						Property Data			Assessment Record						
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	17,100	0	0	17,100		
						FARM LAND YEAR 0			2012	17,100	0	0	17,100		
						OPEN SPACE YEAR 0			2013	17,100	0	0	17,100		
B5691P282						Zone/Land Use 16 RESIDENTIAL			2014	17,100	0	0	17,100		
Previous Owner SUNSET RIDGE WISCASSET HOMEOWNERS ASSOC.						Secondary Zone			2015	17,100	0	0	17,100		
									2016	17,100	0	0	17,100		
PO BOX 272 WINTHROP ME 04364 Sale Date: 3/24/2021						Topography 1 Level			2017	17,100	0	0	17,100		
						2018	17,100	0	0	17,100					
Previous Owner WOOD, STEPHEN J.						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2019	17,100	0	0	17,100		
						Utilities 9 NoWater/NoSewer			2020	17,100	0	0	17,100		
PO BOX 272 WINTHROP ME 04364 Sale Date: 10/06/2006						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	17,100	0	0	17,100		
						Street 1 Paved			2022	17,100	0	0	17,100		
Previous Owner HESS, EDWIN D. J/T HESS, CAROLYN D. C/O STEPHEN WOOD WINTHROP ME 04364 Sale Date: 10/06/2006						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2023	21,400	0	0	21,400		
						TREE GROWTH PLAN 0			2024	21,400	0	0	21,400		
Inspection Witnessed By:						CONSERV EASE 0			Land Data						
						Sale Data			Front Foot		Type	Effective		Influence	
Sale Date 3/24/2021			Frontage	Depth	Factor	Code									
X Date						Price			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot						
						Sale Type 1 Land Only									
No./Date Description Date Insp.						1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.			Square Foot	Square Feet					
						Financing 9 Unknown									
Notes:						1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite						
						Validity 1 Arms Length Sale									
2005-SUNSET RIDGE SUBDIVISION LOT #4 - 174.43 FRONTAGE 2007-FORMER OWNER: EDWIN & CAROLYN HESS BK3243 PG223.						1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose			Fract. Acre		Acreege/Sites				
						Verified 5 Public Record					20	1.00	50	%	6
WISCASSET						1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres						
									24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2						
						</									

WISCASSET

Map Lot U23-003-004

Account 1980

Location OLD BATH ROAD

Card 1 Of 1 9/25/2024

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

RHI-RED OAK 10, LLC
3330 NE 190 STREET APT 912
AVENTURA FL 33180

B5691P282

Previous Owner
SUNSET RIDGE WISCASSET HOMEOWNERS ASSOC.

PO BOX 272
WINTHROP ME 04364
Sale Date: 3/24/2021

Previous Owner
WOOD, STEPHEN J.

PO BOX 272
WINTHROP ME 04364
Sale Date: 10/06/2006

Previous Owner
HESS, EDWIN D. J/T
HESS, CAROLYN D.
C/O STEPHEN WOOD
WINTHROP ME 04364
Sale Date: 10/06/2006

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2005-SUNSET RIDGE SUBDIVISION LOT #5 100.00
FRONTAGE

2007-FORMER OWNER: EDWIN & CAROLYN HESS BK3243
PG223.

WISCASSET

Property Data

Neighborhood	108 SOUTHWEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	16 RESIDENTIAL		
Secondary Zone			
Topography			
1 Level			
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	9 NoWater/NoSewer		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	3/24/2021		
Price			
Sale Type	1 Land Only		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convert	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	17,600	0	0	17,600
2012	17,600	0	0	17,600
2013	17,600	0	0	17,600
2014	17,600	0	0	17,600
2015	17,600	0	0	17,600
2016	17,600	0	0	17,600
2017	17,600	0	0	17,600
2018	17,600	0	0	17,600
2019	17,600	0	0	17,600
2020	17,600	0	0	17,600
2021	17,600	0	0	17,600
2022	17,600	0	0	17,600
2023	22,000	0	0	22,000
2024	22,000	0	0	22,000

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	
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	50	%	7	36.Pasture 3
	22.Base Waterfron	21	1.00	50	%	6	37.Softwood
	23.Deep WF Size A	28	1.10	50	%	6	38.Mixed Wood
	Acres				%		39.Hardwood
	24.Base Waterfron				%		40.Wasteland
	25.Shallow WF Siz				%		41.CAMP SITE
	26.Base Water Inf				%		42.Mobile Home Si
	27.Influence W Si				%		43.Condo Site
	28.Rear Land 1-10				%		44.Site Improve
29.Rear Land 11-2				%		45.CAMP SITE	
		Total Acreage		2.10		46.PAVING/00	

WISCASSET

Map Lot U23-003-005

Account 1981

Location OLD BATH ROAD

Card 1 Of 1 9/25/2024

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

Map Lot U23-003-006			Account 1982			Location OLD BATH ROAD			Card 1 Of 1			9/25/2024			
RHI-RED OAK 10, LLC 3330 NE 190 STREET APT 912 AVENTURA FL 33180						Property Data			Assessment Record						
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	17,200	0	0	17,200		
						FARM LAND YEAR 0			2012	17,200	0	0	17,200		
						OPEN SPACE YEAR 0			2013	17,200	0	0	17,200		
B5691P282						Zone/Land Use 16 RESIDENTIAL			2014	17,200	0	0	17,200		
Previous Owner SUNSET RIDGE WISCASSET HOMEOWNERS ASSOC.						Secondary Zone			2015	17,200	0	0	17,200		
									2016	17,200	0	0	17,200		
PO BOX 272 WINTHROP ME 04364 Sale Date: 3/24/2021						Topography 1 Level			2017	17,200	0	0	17,200		
Previous Owner WOOD, STEPHEN J.						1.Level 4.Below St 7.Steep			2018	17,200	0	0	17,200		
						2.Rolling 5.Low 8.Rough			2019	17,200	0	0	17,200		
						3.Above St 6.Swampy 9.			2020	17,200	0	0	17,200		
						Utilities									

WISCASSET

Map Lot U23-003-006

Account 1982

Location OLD BATH ROAD

Card 1 Of 1 9/25/2024

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

RHI-RED OAK 10, LLC
3330 NE 190 STREET APT 912
AVENTURA FL 33180

B5691P282

Previous Owner
SUNSET RIDGE WISCASSET HOMEOWNERS ASSOC.

PO BOX 272
WINTHROP ME 04364
Sale Date: 3/24/2021

Previous Owner
WOOD, STEPHEN J.

PO BOX 272
WINTHROP ME 04364
Sale Date: 10/06/2006

Previous Owner
HESS, EDWIN D. J/T
HESS, CAROLYN D.
C/O STEPHEN WOOD
WINTHROP ME 04364
Sale Date: 10/06/2006

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2005-SUNSET RIDGE SUBDIVISION LOT #7 - 539.03
FRONTAGE

2007-FORMER OWNER: EDWIN & CAROLYN HESS BK3243
PG223.
3/13/07-ABATEMENT REQUEST 50% GOOD = NON-SALEA

WISCASSET

Property Data

Neighborhood	108 SOUTHWEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	16 RESIDENTIAL		
Secondary Zone			
Topography			
1 Level			
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	9 NoWater/NoSewer		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	3/24/2021		
Price			
Sale Type	1 Land Only		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convert	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	18,200	0	0	18,200
2012	18,200	0	0	18,200
2013	18,200	0	0	18,200
2014	18,200	0	0	18,200
2015	18,200	0	0	18,200
2016	18,200	0	0	18,200
2017	18,200	0	0	18,200
2018	18,200	0	0	18,200
2019	18,200	0	0	18,200
2020	18,200	0	0	18,200
2021	18,200	0	0	18,200
2022	18,200	0	0	18,200
2023	22,800	0	0	22,800
2024	22,800	0	0	22,800

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/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	50	%	36.Pasture 3
	22.Base Waterfron	21	1.00	50	%	37.Softwood
	23.Deep WF Size A	28	1.70	50	%	38.Mixed Wood
	Acres				%	39.Hardwood
	24.Base Waterfron				%	40.Wasteland
	25.Shallow WF Siz				%	41.CAMP SITE
	26.Base Water Inf				%	42.Mobile Home Si
	27.Influence W Si				%	43.Condo Site
	28.Rear Land 1-10				%	44.Site Improve
29.Rear Land 11-2				%	45.CAMP SITE	
		Total Acreage		2.70		46.PAVING/00

WISCASSET

Map Lot U23-003-007

Account 1983

Location OLD BATH ROAD

Card 1 Of 1 9/25/2024

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

Map Lot		U23-003-008		Account	1984	Location		OLD BATH ROAD		Card	1	Of	1	9/25/2024	
RHI-RED OAK 10, LLC 3330 NE 190 STREET APT 912 AVENTURA FL 33180 B5691P282 Previous Owner SUNSET RIDGE WISCASSET HOMEOWNERS ASSOC. PO BOX 272 WINTHROP ME 04364 Sale Date: 3/24/2021 Previous Owner WOOD, STEPHEN J. PO BOX 272 WINTHROP ME 04364 Sale Date: 10/06/2006 Previous Owner HESS, EDWIN D. J/T HESS, CAROLYN D. C/O STEPHEN WOOD WINTHROP ME 04364 Sale Date: 10/06/2006						Property Data		Assessment Record							
						Neighborhood 108 SOUTHWEST		Year	Land	Buildings	Exempt	Total			
						Tree Growth Year 0		2011	36,400	0	0	36,400			
						FARM LAND YEAR 0		2012	36,400	0	0	36,400			
						OPEN SPACE YEAR 0		2013	36,400	0	0	36,400			
Previous Owner SUNSET RIDGE WISCASSET HOMEOWNERS ASSOC. PO BOX 272 WINTHROP ME 04364 Sale Date: 3/24/2021 Previous Owner WOOD, STEPHEN J. PO BOX 272 WINTHROP ME 04364 Sale Date: 10/06/2006 Previous Owner HESS, EDWIN D. J/T HESS, CAROLYN D. C/O STEPHEN WOOD WINTHROP ME 04364 Sale Date: 10/06/2006						Zone/Land Use 16 RESIDENTIAL		2014	36,400	0	0	36,400			
						Secondary Zone		2015	36,400	0	0	36,400			
						Topography 1 Level		2016	36,400	0	0	36,400			
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2017	36,400	0	0	36,400			
						Utilities 9 NoWater/NoSewer 1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2018	36,400	0	0	36,400			
Inspection Witnessed By: X Date						Street 1 Paved		2019	36,400	0	0	36,400			
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet		2020	36,400	0	0	36,400			
						TREE GROWTH PLAN 0 CONSERV EASE 0		2021	36,400	0	0	36,400			
						Sale Data Sale Date 3/24/2021 Price Sale Type 1 Land Only 1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.		2022	36,400	0	0	36,400			
						Financing 9 Unknown 1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown		2023	45,500	0	0	45,500			
Notes: 2005-SUNSET RIDGE SUBDIVISION LOT #8 - 229.42 FRONTAGE 2007-FORMER OWNER: EDWIN & CAROLYN HESS BK3243 PG223.						Validity 1 Arms Length Sale 1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose		2024	45,500	0	0	45,500			
						Verified 5 Public Record 1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.		Land Data							
								Front Foot		Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00
								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	Frontage	Depth	Factor	Code			
											%				
				%											
				%											
WISCASSET								Square Feet							
									%						
									%						
									%						
									%						
WISCASSET								Acres/Sites							
								20	1.00	100 %	0				
								21	1.00	100 %	0				
								28	1.70	100 %	0				
										%					
WISCASSET															
											%				
											%				
											%				
											%				
WISCASSET								Total Acreage		2.70					

WISCASSET

Map Lot U23-003-008

Account 1984

Location OLD BATH ROAD

Card 1 Of 1 9/25/2024

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

Map Lot U23-003-009			Account 1985			Location OLD BATH ROAD			Card 1 Of 1			9/25/2024			
RHI-RED OAK 10, LLC 3330 NE 190 STREET APT 912 AVENTURA FL 33180						Property Data			Assessment Record						
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	9,200	0	0	9,200		
						FARM LAND YEAR 0			2012	9,200	0	0	9,200		
						OPEN SPACE YEAR 0			2013	9,200	0	0	9,200		
B5691P282						Zone/Land Use 16 RESIDENTIAL			2014	9,200	0	0	9,200		
Previous Owner SUNSET RIDGE WISCASSET HOMEOWNERS ASSOC.						Secondary Zone			2015	9,200	0	0	9,200		
									2016	9,200	0	0	9,200		
PO BOX 272 WINTHROP ME 04364 Sale Date: 3/24/2021						Topography 1 Level			2017	9,200	0	0	9,200		
Previous Owner WOOD, STEPHEN J.						1.Level 4.Below St 7.Steep			2018	9,200	0	0	9,200		
						2.Rolling 5.Low 8.Rough			2019	9,200	0	0	9,200		
						3.Above St 6.Swampy 9.			2020	9,200	0	0	9,200		
						Utilities									

WISCASSET

Map Lot U23-003-009

Account 1985

Location OLD BATH ROAD

Card 1 Of 1 9/25/2024

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

Map Lot		U23-003-010		Account	1986	Location		OLD BATH ROAD		Card	1	Of	1	9/25/2024		
RHI-RED OAK 10, LLC 3330 NE 190 STREET APT 912 AVENTURA FL 33180 B5691P282						Property Data			Assessment Record							
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total			
						Tree Growth Year 0			2011	36,600	0	0	36,600			
						FARM LAND YEAR 0			2012	36,600	0	0	36,600			
						OPEN SPACE YEAR 0			2013	36,600	0	0	36,600			
Previous Owner SUNSET RIDGE WISCASSET HOMEOWNERS ASSOC. PO BOX 272 WINTHROP ME 04364 Sale Date: 3/24/2021						Zone/Land Use 16 RESIDENTIAL			2014	36,600	0	0	36,600			
						Secondary Zone			2015	36,600	0	0	36,600			
						Topography 1 Level			2016	36,600	0	0	36,600			
						1.Level 4.Below St 7.Steep			2017	36,600	0	0	36,600			
						2.Rolling 5.Low 8.Rough			2018	36,600	0	0	36,600			
Previous Owner WOOD, STEPHEN J. PO BOX 272 WINTHROP ME 04364 Sale Date: 10/06/2006						3.Above St 6.Swampy 9.			2019	36,600	0	0	36,600			
						Utilities 9 NoWater/NoSewer			2020	36,600	0	0	36,600			
						1.Public 4.Dr Well 7.Cesspool			2021	36,600	0	0	36,600			
						2.Water 5.DUG/LAKE 8.			2022	36,600	0	0	36,600			
						3.Sewer 6.Septic 9.None			2023	45,800	0	0	45,800			
Previous Owner HESS, EDWIN D. J/T HESS, CAROLYN D. C/O STEPHEN WOOD WINTHROP ME 04364 Sale Date: 10/06/2006						Street 1 Paved			2024	45,800	0	0	45,800			
						1.Paved 4.Proposed 7.			Land Data							
						2.Semi Imp 5.Private 8.			Front Foot		Type	Effective		Influence		Influence Codes
						3.Gravel 6.Pub Eas 9.NoStreet						Frontage	Depth	Factor	Code	
						TREE GROWTH PLAN 0										
Inspection Witnessed By:						CONSERV EASE 0										
						Sale Data										
						Sale Date 3/24/2021										
						Price										
						Sale Type 1 Land Only										
X Date						1.Land 4.Mobile 7.			Square Foot			Square Feet				
						2.L & B 5.Other 8.										
						3.Building 6. 9.										
						Financing 9 Unknown										
						1.Convent 4.Seller 7.										
Notes: 2005-SUNSET RIDGE SUBDIVISION LOT #10 - 250.48 FRONTAGE 2007-FORMER OWNER: EDWIN & CAROLYN HESS BK3243 PG223.						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										
WISCASSET						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 U23-003-010

Account 1986

Location OLD BATH ROAD

Card 1 Of 1 9/25/2024

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

Map Lot		U23-003-011		Account		1987		Location		OLD BATH ROAD		Card		1		Of		1		9/25/2024	
RHI-RED OAK 10, LLC 3330 NE 190 STREET APT 912 AVENTURA FL 33180								Property Data				Assessment Record									
								Neighborhood 108 SOUTHWEST				Year		Land		Buildings		Exempt		Total	
								Tree Growth Year 0				2011		36,600		0		0		36,600	
								FARM LAND YEAR 0				2012		36,600		0		0		36,600	
								OPEN SPACE YEAR 0				2013		36,600		0		0		36,600	
B5691P282								Zone/Land Use 16 RESIDENTIAL				2014		36,600		0		0		36,600	
Previous Owner SUNSET RIDGE WISCASSET HOMEOWNERS ASSOC. PO BOX 272 WINTHROP ME 04364 Sale Date: 3/24/2021								Secondary Zone				2015		36,600		0		0		36,600	
								2016				36,600		0		0		36,600			
Previous Owner WOOD, STEPHEN J. PO BOX 272 WINTHROP ME 04364 Sale Date: 10/06/2006								Topography 1 Level				2017		36,600		0		0		36,600	
								2018				36,600		0		0		36,600			
Previous Owner HESS, EDWIN D. J/T HESS, CAROLYN D. C/O STEPHEN WOOD WINTHROP ME 04364 Sale Date: 10/06/2006								1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.				2019		36,600		0		0		36,600	
								2020				36,600		0		0		36,600			
Inspection Witnessed By:								Utilities 9 NoWater/NoSewer				2021		36,600		0		0		36,600	
								1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None				2022		36,600		0		0		36,600	
								2023				45,800		0		0		45,800			
								2024				45,800		0		0		45,800			
								Land Data													
X				Date				Front Foot		Type		Effective		Influence		Influence Codes					
												Frontage		Depth				Factor		Code	
No./Date				Description				Date Insp.				Square Foot		Square Feet				Acres			
Notes: 2005-SUNSET RIDGE SUBDIVISION LOT #11 - 156.1 FRONTAGE 2007-FORMER OWNER: EDWIN & CAROLYN HESS BK3243 PG223.								Fract. Acre		20		21		22		23					
												22		23							
												23		24							
												24		25							
												25		26							
WISCASSET								26		27		28		29		Total Acreage 2.80					
												29		30							
												30		31							
												31		32							
												32		33							

WISCASSET

Map Lot U23-003-011

Account 1987

Location OLD BATH ROAD

Card 1 Of 1 9/25/2024

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

SIVISKI, DONALD L SIVISKI, DEBORAH J WISCASSET ME 04578			Property Data			Assessment Record					
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2011	33,900	163,000	10,000	186,900	
			FARM LAND YEAR 0			2012	33,900	163,000	10,000	186,900	
			OPEN SPACE YEAR 0			2013	33,900	163,000	10,000	186,900	
B1009P284			Zone/Land Use 16 RESIDENTIAL			2014	33,900	163,000	10,000	186,900	
			Secondary Zone			2015	33,900	163,000	10,000	186,900	
						2016	33,900	163,000	15,000	181,900	
			Topography 1 Level			2017	33,900	163,000	20,000	176,900	
						2018	33,900	163,000	20,000	176,900	
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2019	33,900	163,000	20,000	176,900	
			Utilities 4 Drilled Well 6 Septic System			2020	33,900	163,000	25,000	171,900	
						2021	33,900	163,000	25,000	171,900	
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2022	33,900	163,000	24,000	172,900	
						2023	42,400	203,800	25,000	221,200	
			Street 3 Gravel			2024	42,400	203,800	25,000	221,200	
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			Land Data					
			Front Foot		Type	Effective		Influence		Influence Codes	
			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot			Frontage	Depth	Factor	Code	1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share 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								
					%						
					%						
					%						
					%						
Fract. Acre		20	1.00		100	%	0				
		21	1.00		100	%	0				
		28	0.47		100	%	0				
						%					
						%					
Total Acreage 1.47						%					

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

WISCASSET

WISCASSET

Map Lot U23-003-A


Account 1889

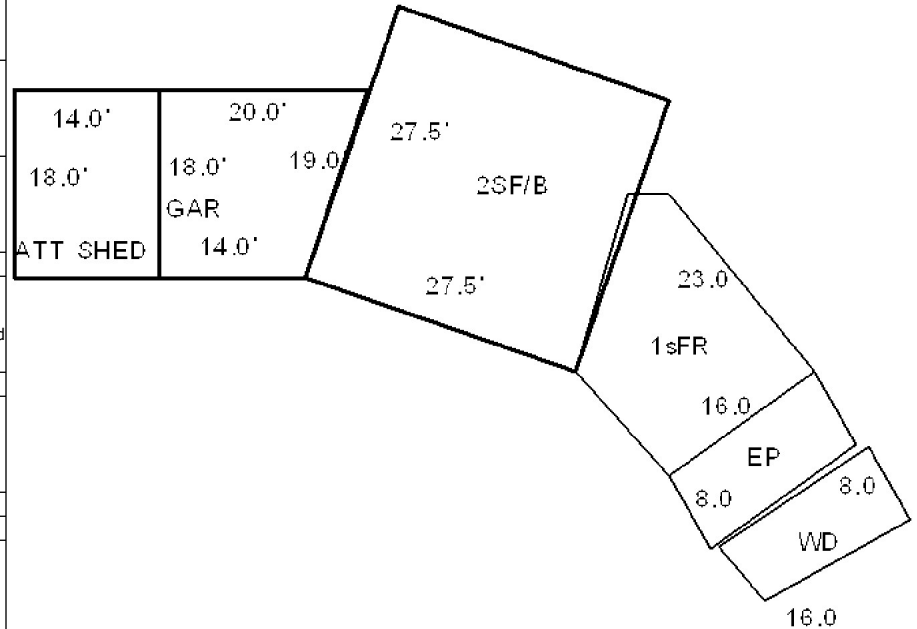
Location 55 OAK RIDGE WEST

Card 1

Of 1

9/25/2024

Building Style 5 Colonial	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 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 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 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) 784
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 224	# Rooms 9	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1979	# 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 2 1/2 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 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
1 ONE STORY	0	296	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	128	0 0	0	0 %	0 %	
23 Frame Garage	0	315	0 0	0	0 %	0 %	
24 Frame Shed	0	252	0 0	0	0 %	0 %	
68 Wood Deck	0	128	0 0	0	0 %	0 %	
73 AB.GR. POOL.....	0	1	3 100	4	99 %	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 U23-003-B

Account 1890

Location 45 OAK RIDGE WEST

Card 1 Of 1 9/25/2024

SCALLY, BRUCE E
SCALLY, MARGARET C
WISCASSET ME 04578

Property Data

Neighborhood **108 SOUTHWEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **16 RESIDENTIAL**

Secondary Zone

Topography **1 Level**

1.Level 4.Below St 7.Steep

2.Rolling 5.Low 8.Rough

3.Above St 6.Swampy 9.

Utilities **4 Drilled Well 6 Septic System**

1.Public 4.Dr Well 7.Cesspool

2.Water 5.DUG/LAKE 8.

3.Sewer 6.Septic 9.None

Street **2 Semi-Improved**

1.Paved 4.Proposed 7.

2.Semi Imp 5.Private 8.

3.Gravel 6.Pub Eas 9.NoStreet

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date

Price

Sale Type

1.Land 4.Mobile 7.

2.L & B 5.Other 8.

3.Building 6. 9.

Financing

1.Convent 4.Seller 7.

2.FHA/VA 5.Private 8.

3.Assumed 6.Cash 9.Unknown

Validity

1.Valid 4.Split 7.Renovate

2.Related 5.Partial 8.Other

3.Distress 6.Exempt 9.Foreclose

Verified

1.Buyer 4.Agent 7.Family

2.Seller 5.Pub Rec 8.Other

3.Lender 6.MLS 9.

Assessment Record

Year

Land

Buildings

Exempt

Total

2011 34,000 131,600 10,000 155,600

2012 34,000 131,600 10,000 155,600

2013 34,000 131,600 10,000 155,600

2014 34,000 131,600 10,000 155,600

2015 34,000 131,600 10,000 155,600

2016 34,000 131,600 15,000 150,600

2017 34,000 131,600 20,000 145,600

2018 34,000 131,600 20,000 145,600

2019 34,000 131,600 20,000 145,600

2020 34,000 131,600 25,000 140,600

2021 34,000 131,600 25,000 140,600

2022 34,000 131,600 24,000 141,600

2023 42,500 164,500 25,000 182,000

2024 42,500 164,500 25,000 182,000

Land Data

Front Foot

Type

Effective

Frontage

Depth

Influence

Factor

Code

Influence Codes

11.Regular Lot

12.Delta Triangle

13.Nabla Triangle

14.Rear Land

15.Front 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

Square Foot

Square Feet

20

21

28

Total Acreage

1.50

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

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

WISCASSET

WISCASSET

Map Lot U23-003-B

Account 1890

Location 45 OAK RIDGE WEST

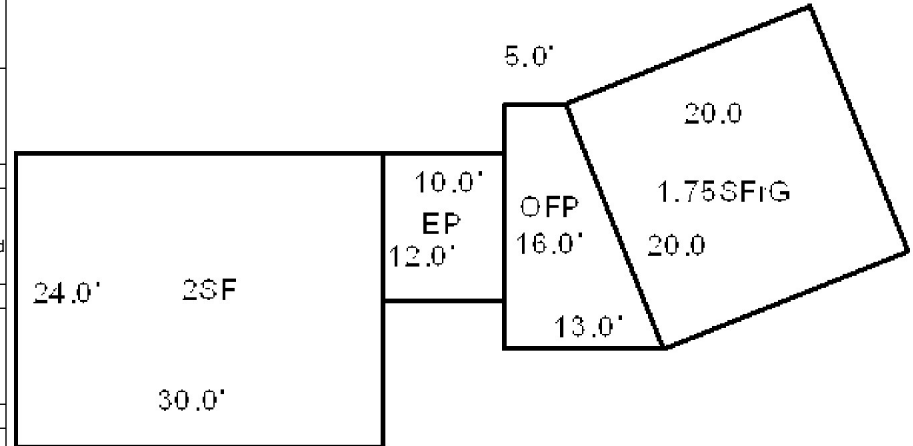
Card 1 Of 1 9/25/2024

Building Style 5 Colonial	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% 7 Electric	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 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 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) 720
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1982	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/24/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	1982	120	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 Open Frame	1982	180	0 0	0	0 %	0 %		2.TWO STORY FRAM
78 1.75 ST	1982	400	0 0	0	0 %	0 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



HASTINGS(HEIRS OF), STEPHANIE M 94 OLD STAGE ROAD WISCASSET ME 04578			Property Data			Assessment Record											
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total							
			Tree Growth Year 0			2011	33,000	73,900	10,000	96,900							
			FARM LAND YEAR 0			2012	33,000	73,900	10,000	96,900							
			OPEN SPACE YEAR 0			2013	33,000	73,900	10,000	96,900							
B2005P254			Zone/Land Use 16 RESIDENTIAL			2014	33,000	73,900	10,000	96,900							
			Secondary Zone			2015	33,000	73,900	10,000	96,900							
						2016	33,000	73,900	15,000	91,900							
			Topography 1 Level			2017	33,000	73,900	20,000	86,900							
1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			Utilities 1 All Public			2018	33,000	73,900	20,000	86,900							
						2019	33,000	73,900	20,000	86,900							
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	33,000	73,900	25,000	81,900							
						2021	33,000	73,900	25,000	81,900							
						2022	33,000	73,900	24,000	82,900							
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			2023	41,300	92,300	0	133,600							
						2024	41,300	92,300	0	133,600							
			Sale Data			Land Data											
			Sale Date 9/01/1994			Front Foot		Type	Effective		Influence		Influence Codes				
			Price 19,000						Frontage	Depth	Factor	Code					
Inspection Witnessed By:			11.Regular Lot						%		1.Open Space						
			12.Delta Triangle						%		2.Neighborhood A						
X			13.Nabla Triangle						%		3.Topography						
			14.Rear Land						%		4.Size/Shape						
Date			15.Front Foot						%		5.Access						
									%		6.Restriction						
No./Date			Sale Type 1 Land Only			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								30.Rear 20+						
			1.Convent 4.Seller 7.						%		31.Waterfront Rea						
Notes:			2.FHA/VA 5.Private 8.								32.Open Space						
			3.Assumed 6.Cash 9.Unknown								%	33.RestrictEsm					
'23 Per info provided Staphanie has passed. Delete Homestead Exemption.			Validity 1 Arms Length Sale			Fract. Acre		Acreage/Sites			34.PASTURE 1						
			1.Valid 4.Split 7.Renovate			21.HS Size Adj		20	1.00	100	%	0	35.HORTICULTURAL-				
			2.Related 5.Partial 8.Other			22.Base Waterfron		21	1.00	100	%	0	36.Pasture 3				
			3.Distress 6.Exempt 9.Foreclose			23.Deep WF Size A					%		37.Softwood				
			Verified 5 Public Record			Acres					%		38.Mixed Wood				
			1.Buyer 4.Agent 7.Family			24.Base Waterfron					%		39.Hardwood				
WISCASSET			2.Seller 5.Pub Rec 8.Other			25.Shallow WF Siz					%		40.Wasteland				
			3.Lender 6.MLS 9.			26.Base Water Inf					%		41.CAMP SITE				
						27.Influence W Si						%		42.Mobile Home Si			
						28.Rear Land 1-10								%	43.Condo Site		
						29.Rear Land 11-2								%	44.Site Improve		
																%	45.CAMP SITE
																%	46.PAVING/00

WISCASSET

Map Lot U23-003-C

Account 1891

Location 94 OLD STAGE ROAD

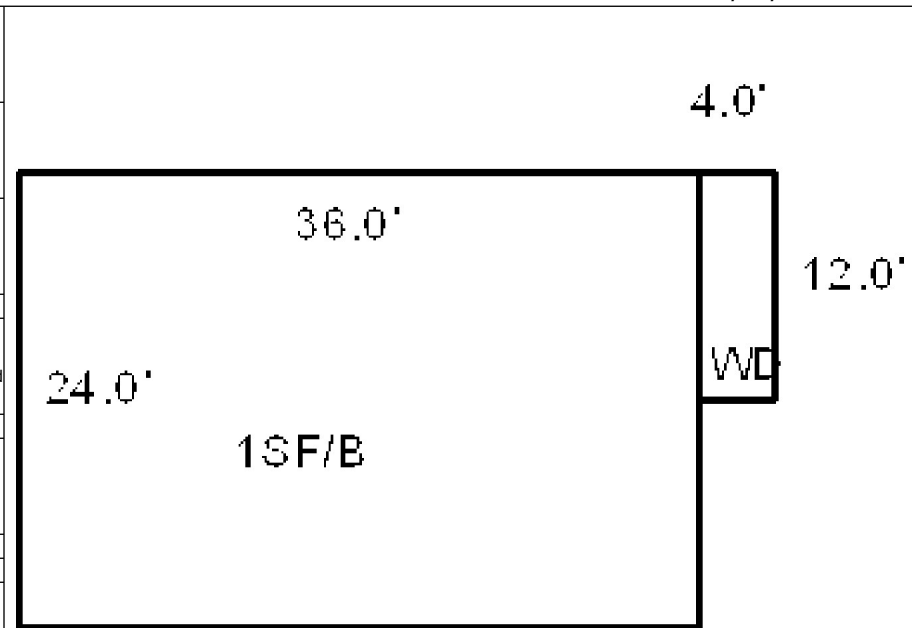
Card 1 Of 1 9/25/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 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 1994	# 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 12/05/2006

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



Map Lot		U23-003-D		Account	2312	Location	50 OAK RIDGE WEST		Card	1	Of	1	9/25/2024	
HESSELTINE, LAWRENCE W MEWA, LAURA A 50 oak ridge west wiscasset ME 04578 B5413P30 Previous Owner VENDUE, LLC. P.O. BOX 7872 PORTLAND ME 04112 Sale Date: 7/30/2019 Previous Owner WARD, BRANDON N J/T WARD, BETHANY R WISCASSET ME 04578 Sale Date: 11/13/2018 Previous Owner WALKER, MELANIE J. 50 OAK RIDGE WEST WISCASSET ME 04578 Sale Date: 1/04/2013						Property Data		Assessment Record						
						Neighborhood 108 SOUTHWEST		Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0		2011	38,700	199,800	10,000	228,500		
						FARM LAND YEAR 0		2012	38,700	199,800	10,000	228,500		
						OPEN SPACE YEAR 0		2013	38,700	199,800	10,000	228,500		
Previous Owner VENDUE, LLC. P.O. BOX 7872 PORTLAND ME 04112 Sale Date: 7/30/2019 Previous Owner WARD, BRANDON N J/T WARD, BETHANY R WISCASSET ME 04578 Sale Date: 11/13/2018 Previous Owner WALKER, MELANIE J. 50 OAK RIDGE WEST WISCASSET ME 04578 Sale Date: 1/04/2013						Zone/Land Use 16 RESIDENTIAL		2014	38,700	199,800	10,000	228,500		
						Secondary Zone		2015	38,700	199,800	10,000	228,500		
						2016		38,700	199,800	15,000	223,500			
						Topography 1 Level		2017	38,700	199,800	20,000	218,500		
						2018		38,700	199,800	20,000	218,500			
Previous Owner WARD, BRANDON N J/T WARD, BETHANY R WISCASSET ME 04578 Sale Date: 11/13/2018 Previous Owner WALKER, MELANIE J. 50 OAK RIDGE WEST WISCASSET ME 04578 Sale Date: 1/04/2013						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2019	38,700	199,800	0	238,500		
						Utilities 4 Drilled Well 6 Septic System		2020	38,700	199,800	25,000	213,500		
						2021		38,700	199,800	25,000	213,500			
						2022		38,700	199,800	24,000	214,500			
						2023		48,400	249,800	25,000	273,200			
Previous Owner WALKER, MELANIE J. 50 OAK RIDGE WEST WISCASSET ME 04578 Sale Date: 1/04/2013						2024		48,400	249,800	25,000	273,200			
						Land Data								
						Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Location 8.View/Environment 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00	
									Frontage	Depth	Factor	Code		
											%			
		%												
		%												
Previous Owner WALKER, MELANIE J. 50 OAK RIDGE WEST WISCASSET ME 04578 Sale Date: 1/04/2013						Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Square Feet						
										%				
										%				
										%				
										%				
Previous Owner WALKER, MELANIE J. 50 OAK RIDGE WEST WISCASSET ME 04578 Sale Date: 1/04/2013						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	2.84	100 %	0			
										%				
Previous Owner WALKER, MELANIE J. 50 OAK RIDGE WEST WISCASSET ME 04578 Sale Date: 1/04/2013						Total Acreage 3.84								
										%				
										%				
										%				
										%				
Notes: 2006-NEW HOUSE, GARAGE & DECK ADDED. CHECK FOR NEW DECK ON BACK IN 2007 AND IF BASEMENT FINISHED YET. 2013-Previous owner: Melanie Walker BK3174 PG236.														
WISCASSET														




WISCASSET

Map Lot U23-003-D

Account 2312

Location 50 OAK RIDGE WEST

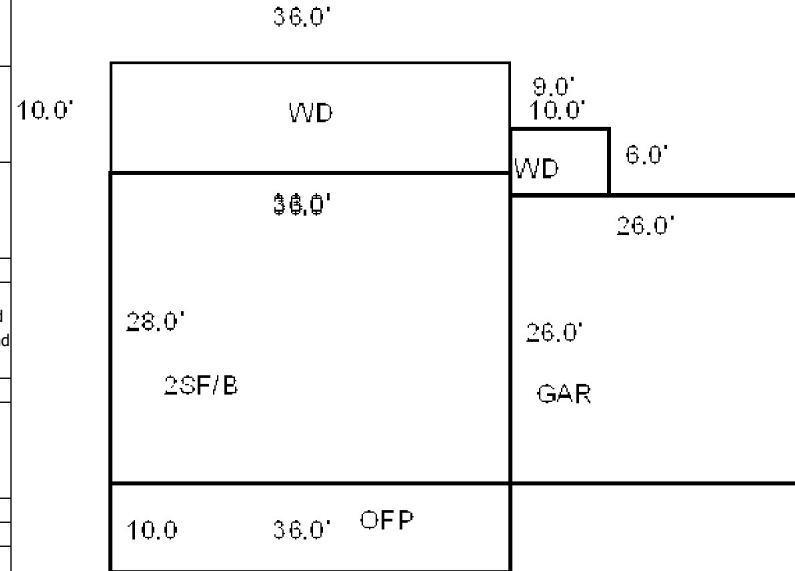
Card 1 Of 1 9/25/2024

Building Style 5 Colonial	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 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 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 2005	# 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 2 Relative
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 8/11/2008

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	2005	676	3 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	2005	54	3 100	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	2005	360	3 100	4	0 %	100 %		3.THREE STORY FR
21 Open Frame	2005	360	3 100	4	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	2008	80	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



SHED



Map Lot U23-004			Account 1892			Location 271 OLD BATH ROAD			Card 1		Of 1		9/25/2024		
GEIB, LUDWIG W GEIB, ELIZABETH K WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	34,800	318,700	10,000	343,500		
						FARM LAND YEAR 0			2012	34,800	318,700	10,000	343,500		
						OPEN SPACE YEAR 0			2013	34,800	318,700	10,000	343,500		
B781P37						Zone/Land Use 16 RESIDENTIAL			2014	34,800	318,700	10,000	343,500		
						Secondary Zone			2015	34,800	318,700	10,000	343,500		
									2016	34,800	318,700	15,000	338,500		
						Topography 3 Above Street			2017	34,800	318,700	20,000	333,500		
						1.Level 4.Below St 7.Steep	2018	34,800	318,700	20,000	333,500				
						2.Rolling 5.Low 8.Rough	2019	34,800	318,700	20,000	333,500				
						3.Above St 6.Swampy 9.	2020	34,800	318,700	25,000	328,500				
						Utilities 3 Public Sewer			2021	34,800	318,700	25,000	328,500		
						1.Public 4.Dr Well 7.Cesspool	2022	34,800	318,700	24,000	329,500				
						2.Water 5.DUG/LAKE 8.	2023	43,500	398,300	25,000	416,800				
						3.Sewer 6.Septic 9.None	2024	43,500	398,300	25,000	416,800				
						Street 1 Paved			Land Data						
						1.Paved 4.Proposed 7.	11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.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															
Inspection Witnessed By:						Sale Data									
						Sale Date									
						Price									
						Sale Type									
						1.Land 4.Mobile 7.									
X						2.L & B 5.Other 8.									
						3.Building 6.									
						Financing									
						1.Convent 4.Seller 7.									
						2.FHA/VA 5.Private 8.									
Notes: 2004-PROPERTY LINE ADJUSTMENT ADDED .33 AC PER BK3174 PG236 2006-ADDED 12 X 25 SUNROOM ON END OF HOUSE.						3.Assumed 6.Cash 9.Unknown									
						Validity									
						1.Valid 4.Split 7.Renovate									
						2.Related 5.Partial 8.Other									
						3.Distress 6.Exempt 9.Foreclose									
						Verified									
						1.Buyer 4.Agent 7.Family									
						2.Seller 5.Pub Rec 8.Other									
						3.Lender 6.MLS 9.									
						WISCASSET									

WISCASSET

Map Lot U23-004

Account 1892

Location 271 OLD BATH ROAD

Card 1

Of 1

9/25/2024

Building Style	5 Colonial		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	1		3.H Pump	7.Electric	11.	2.1/2 Fin	5.FJ/Stair	8.	
Stories	5 One & 3/4 Story		4.Steam	8.FI/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	9 OTHER		3.H Pump	6.	9.None	3.Capped	6.	9.None	
1.CLAP	5.T-111	9.OTHER	Kitchen Style	2 TYPICAL		Unfinished %	0%		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor	4 Good 95%		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad	
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad	
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 TYPICAL		3.C Grade	6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)	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	9		2.Fair	5.Avg+	8.Exc	
OPEN-3-CUSTOM	0		# Bedrooms	4		3.Avg-	6.Good	9.Same	
OPEN-4-CUSTOM	0		# Full Baths	2		Phys. % Good	0%		
Year Built	1972		# Half Baths	2		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.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	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		

TRIO

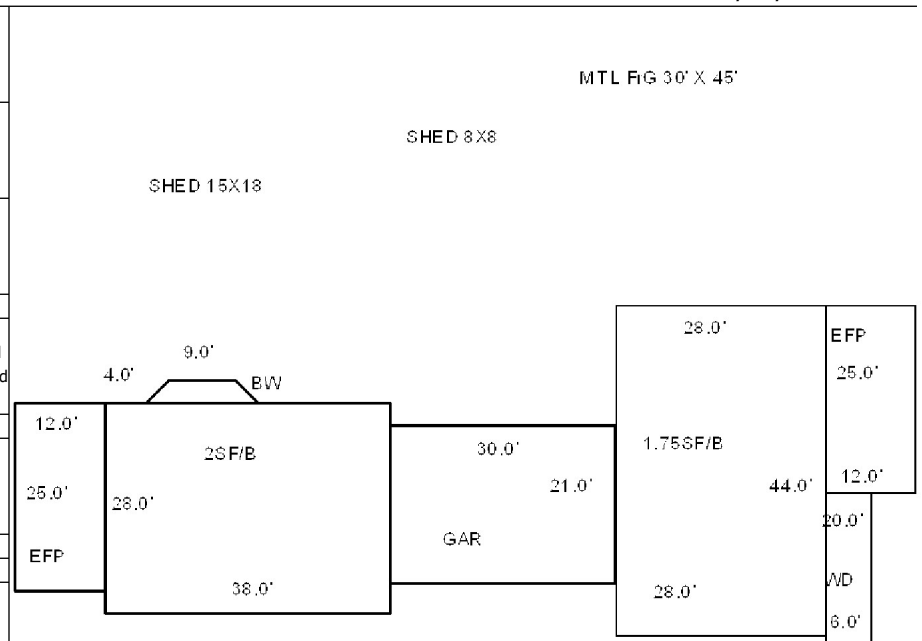
Software

A Division of Harris Computer Systems

Date Inspected 3/13/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
12 2	0	1064	0 0	0	0 %	0 %	
25 Frame Bay	0	36	0 0	0	0 %	0 %	
68 Wood Deck	0	120	0 0	0	0 %	0 %	
23 Frame Garage	0	630	0 0	0	0 %	0 %	
23 Frame Garage	0	1350	3 100	4	0 %	100 %	
24 Frame Shed	0	270	3 100	3	0 %	100 %	
24 Frame Shed	0	64	2 100	3	0 %	100 %	
22 Encl Frame Porch	2005	300	3 110	4	0 %	100 %	
					%	%	
					%	%	



MUCCINO, MICHAEL P MUCCINO, MAUREEN A WISCASSET ME 04578			Property Data			Assessment Record						
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
						2011	32,800	157,600	10,000	180,400		
			Tree Growth Year 0			2012	32,800	157,600	10,000	180,400		
FARM LAND YEAR 0			2013	32,800	187,600	10,000	210,400					
OPEN SPACE YEAR 0												
Zone/Land Use 16 RESIDENTIAL								2014	32,800	187,600	10,000	210,400
								Secondary Zone	2015	32,800	187,600	10,000
			2016	32,800	187,600	15,000	205,400					
			Topography 1 Level	2017	32,800	187,600	20,000		200,400			
1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.	2018	32,800		187,600	20,000	200,400						
	Utilities 3 Public Sewer	2019		32,800	187,600	20,000	200,400					
		1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2020	32,800	187,600	25,000	195,400				
			Street 1 Paved	2021	32,800	187,600	25,000	195,400				
1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet				2022	32,800	187,600	24,000	196,400				
	TREE GROWTH PLAN 0			2023	41,000	234,600	25,000	250,600				
		CONSERV EASE 0		2024	41,000	234,600	25,000	250,600				
			Land Data									
Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot			Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00				
	Frontage			Depth	Factor	Code						
				%								
				%								
				%								
				%								
				%								
				%								
Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite	Square Feet			%								
				%								
				%								
				%								
				%								
				%								
				%								
				%								
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2	Acreage/Sites											
		20	1.00	100	%	0						
		21	0.92	100	%	0						
					%							
					%							
					%							
					%							
					%							
Total Acreage 0.92												

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

Notes:
2013-added 20 x 20 1SF addition over basement.

WISCASSET

WISCASSET

Map Lot U23-005

Account 1893

Location 267 OLD BATH ROAD

Card 1

Of 1

9/25/2024

Building Style 5 Colonial	SF Bsmt Living 473	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 9 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 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) 768
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 1978	# 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.

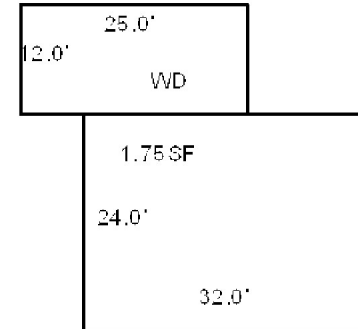
Date Inspected 12/04/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	300	0 0	0	0 %	0 %		1.ONE STORY FRAM
77 1.50 ST	0	672	3 100	4	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	0	64	3 100	4	0 %	100 %		3.THREE STORY FR
63 Swimming Pool	0	1	3 100	4	99 %	100 %		4.1 & 1/2 STORY
90 BSMT ENTRY.....	1978	30	3 100	4	0 %	100 %		5.1 & 3/4 STORY
11 1	2012	400	4 95	4	0 %	100 %		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED 8 X 8

IG POOL



1.5SF GARAGE 24X28



Map Lot U23-006			Account 1894			Location 12 OAK RIDGE DRIVE			Card 1 Of 1			9/25/2024						
SOUZA, TODD D J/T SOUZA, STACEY J WISCASSET ME 04578						Property Data			Assessment Record									
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total					
						Tree Growth Year 0			2011	32,000	133,600	10,000	155,600					
						FARM LAND YEAR 0			2012	32,000	133,600	10,000	155,600					
						OPEN SPACE YEAR 0			2013	32,000	133,600	10,000	155,600					
B3007P49						Zone/Land Use 16 RESIDENTIAL			2014	32,000	133,600	10,000	155,600					
Previous Owner BELCHER, GEORGE A. BELCHER, KATHLEEN F.						Secondary Zone			2015	32,000	133,600	10,000	155,600					
									2016	32,000	133,600	15,000	150,600					
WESTBROOK ME 04092						Topography 1 Level			2017	32,000	133,600	20,000	145,600					
Sale Date: 2/20/2003						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	32,000	133,600	20,000	145,600					
						Utilities 4 Drilled Well 3 Public Sewer			2019	32,000	133,600	20,000	145,600					
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	32,000	133,600	25,000	140,600					
						Street 1 Paved			2021	32,000	133,600	25,000	140,600					
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	32,000	133,600	24,000	141,600					
						TREE GROWTH PLAN 0			2023	39,900	167,000	25,000	181,900					
						CONSERV EASE 0			2024	39,900	167,000	25,000	181,900					
						Sale Data			Land Data									
Inspection Witnessed By:						Sale Date 2/20/2003			Front Foot		Type	Effective		Influence		Influence Codes		
						Price 145,000						Frontage	Depth	Factor	Code			
X						Sale Type 2 Land & Buildings			Square Foot			Square Feet						
						1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6.												
No./Date						Description			Date Insp.									
Notes:						Financing 9 Unknown			Fract. Acre			Acres		Acres				
2003-FORMER OWNER: GEORGE & KATHY BELCHER BK883 PG84						1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown												
2005-CORRECTED TO TWO BATHROOMS AND PUBLIC SEWER OWN WELL.						Validity 1 Arms Length Sale			21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres		20	1.00		100	%	0		
						1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose						21	0.65		100	%		0
WISCASSET						Verified 5 Public Record			24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2									
						1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.												
											Total Acreage		0.65					

WISCASSET

Map Lot U23-006


Account 1894

Location 12 OAK RIDGE DRIVE

Card 1

Of 1

9/25/2024

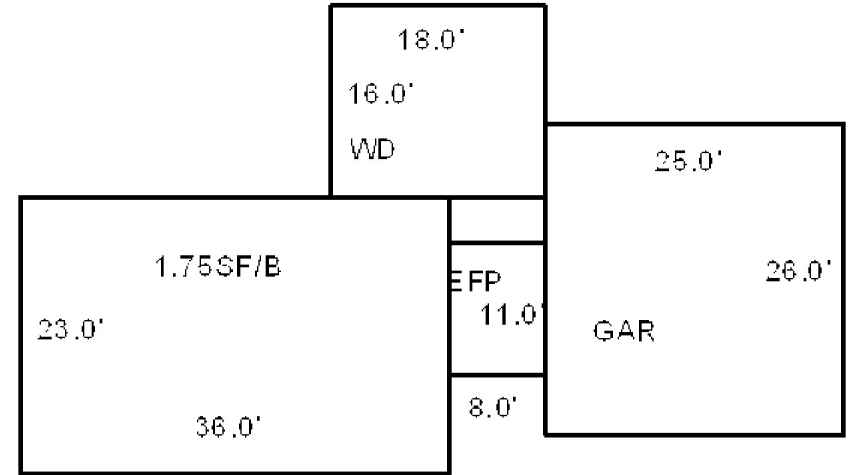
Building Style 3 Raised Ranch	SF Bsmt Living 414	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 9 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 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 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) 828
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 1974	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1980	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/28/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	1982	88	0 0	0	0 %	0 %	
26 1SFr Overhang	1980	36	0 0	0	0 %	0 %	
68 Wood Deck	0	288	0 0	0	0 %	0 %	
23 Frame Garage	0	650	3 100	4	0 %	100 %	
24 Frame Shed	1980	240	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

SHED 12X20=240



OH 1X36



Map Lot U23-007			Account 1895			Location 18 OAK RIDGE DRIVE			Card 1 Of 1 9/25/2024				
STOVER, NANCY P J/T STOVER, PAUL J WISCASSET ME 04578			Property Data			Assessment Record							
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2011	32,100	137,700	10,000	159,800			
			FARM LAND YEAR 0			2012	32,100	137,700	10,000	159,800			
			OPEN SPACE YEAR 0			2013	32,100	137,700	10,000	159,800			
B2167P27 B3635P87 B4643P110			Zone/Land Use 16 RESIDENTIAL			2014	32,100	137,700	10,000	159,800			
			Secondary Zone			2015	32,100	137,700	10,000	159,800			
						2016	32,100	137,700	15,000	154,800			
			Topography 1 Level			2017	32,100	137,700	20,000	149,800			
			Previous Owner BREWER, DONALD I. BREWER, NANCY P.			1.Level	4.Below St	7.Steep	2018	32,100	137,700	20,000	149,800
2.Rolling	5.Low	8.Rough				2019	32,100	137,700	20,000	149,800			
3.Above St	6.Swampy	9.				2020	32,100	137,700	25,000	144,800			
Utilities 3 Public Sewer						2021	32,100	137,700	25,000	144,800			
1.Public	4.Dr Well	7.Cesspool				2022	32,100	137,700	24,000	145,800			
WISCASSET ME 04578 Sale Date: 2/10/2006			2.Water	5.DUG/LAKE	8.	2023	40,100	172,100	25,000	187,200			
			3.Sewer	6.Septic	9.None	2024	40,100	172,100	25,000	187,200			
			Street 1 Paved			Land Data							
			1.Paved	4.Proposed	7.	Front Foot	<div>11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot</div>	Type	Effective		Influence		Influence Codes
			2.Semi Imp	5.Private	8.				Frontage	Depth	Factor	Code	
3.Gravel	6.Pub Eas	9.NoStreet							1.Open Space				
TREE GROWTH PLAN 0									2.Neighborhood A				
CONSERV EASE 0								3.Topography					
Sale Data								4.Size/Shape					
Sale Date 2/10/2006								5.Access					
Price								6.Restriction					
Sale Type 2 Land & Buildings			Square Foot	<div>16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite</div>		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								30.Rear 20+					
1.Convent	4.Seller	7.						31.Waterfront Rea					
2.FHA/VA	5.Private	8.						32.Open Space					
3.Assumed	6.Cash	9.Unknown						33.RestrictEsm					
Validity 2 Related Parties			Fract. Acre	<div>21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A</div>		Acreege/Sites			34.PASTURE 1				
1.Valid	4.Split	7.Renovate				20	1.00	100	%	0	35.HORTICULTURAL-		
2.Related	5.Partial	8.Other			21	0.69	100	%	0	36.Pasture 3			
3.Distress	6.Exempt	9.Foreclose								37.Softwood			
Verified 5 Public Record									38.Mixed Wood				
1.Buyer	4.Agent	7.Family							39.Hardwood				
2.Seller	5.Pub Rec	8.Other							40.Wasteland				
3.Lender	6.MLS	9.							41.CAMP SITE				
Notes: 2006-ABSTRACT OF DIVORCE DECREE. PREVIOUS BK2167 PG27, BOUGHT 7/1/1996 FOR \$135,000. 2008-NAME CHANGED TO STOVER. 2013-Deed recorded creating joint tenancy with husband.						Total Acreage	0.69			42.Mobile Home Si			
										43.Condo Site			
										44.Site Improve			
										45.CAMP SITE			
WISCASSET										46.PAVING/00			

WISCASSET

Map Lot U23-007

Account 1895

Location 18 OAK RIDGE DRIVE

Card 1 Of 1 9/25/2024

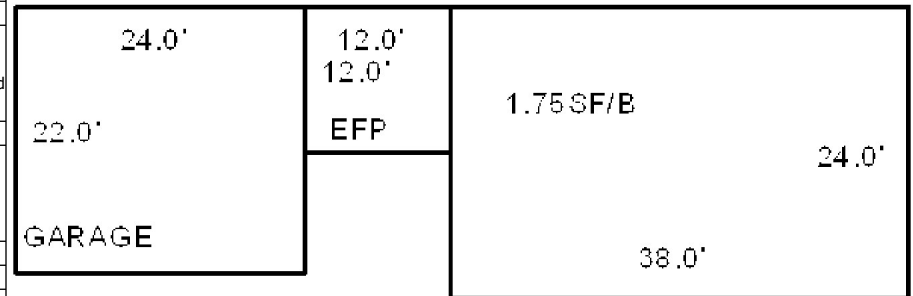
Building Style 5 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling 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) 912
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 1975	# 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 12/04/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	0	144	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	0	528	3 100	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	0	192	3 100	4	0 %	100 %		3.THREE STORY FR
63 Swimming Pool	0	1	3 100	4	99 %	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

IGPOOL WD 8X24



Map Lot U23-008

Account 1896

Location 14 OAK RIDGE WEST

Card 1

Of 1

9/25/2024

EMERY, TIMOTHY E

EMERY, MARSHA H

WISCASSET ME 04578

Property Data

Neighborhood108 SOUTHWEST

Tree Growth Year0

FARM LAND YEARE0

OPEN SPACE YEARE0

Zone/Land Use16 RESIDENTIAL

Secondary Zone

Topography1 Level

1.Level2.Rolling3.Above St

4.Below St5.Low6.Swampy

7.Steepest8.Rough9.

Utilities3 Public Sewer

1.Public2.Water3.Sewer

4.Dr Well5.DUG/LAKE6.Septic

7.Cesspool8.9.None

Street1 Paved

1.Paved2.Semi Imp3.Gravel

4.Proposed5.Private6.Pub Eas

7.8.9.NoStreet

TREE GROWTH PLAN0

CONSERV EASE0

Sale Data

Sale Date

Price

Sale Type

1.Land2.L & B3.Building

4.Mobile5.Other6.

7.8.9.

Financing

1.Convent2.FHA/VA3.Assumed

4.Seller5.Private6.Cash

7.8.9.Unknown

Validity

1.Valid2.Related3.Distress

4.Split5.Partial6.Exempt

7.Renovate8.Other9.Foreclose

Verified

1.Buyer2.Seller3.Lender

4.Agent5.Pub Rec6.MLS

7.Family8.Other9.

Assessment Record

Year

Land

Buildings

Exempt

Total

2011

31,700

136,800

10,000

158,500

2012

31,700

136,800

10,000

158,500

2013

31,700

136,800

10,000

158,500

2014

31,700

136,800

10,000

158,500

2015

31,700

136,800

10,000

158,500

2016

31,700

136,800

15,000

153,500

2017

31,700

136,800

20,000

148,500

2018

31,700

136,800

20,000

148,500

2019

31,700

136,800

20,000

148,500

2020

31,700

136,800

25,000

143,500

2021

31,700

136,800

25,000

143,500

2022

31,700

136,800

24,000

144,500

2023

39,700

171,000

25,000

185,700

2024

39,700

171,000

25,000

185,700

Land Data

Front Foot

Type

Effective

Influence

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

0.58

100

%

0

23.Deep WF Size A

%

Acres

%

24.Base Waterfron

%

25.Shallow WF Siz

%

26.Base Water Inf

%

27.Influence W Si

%

28.Rear Land 1-10

%

29.Rear Land 11-2

%

Total Acreage

0.58

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

WISCASSET

WISCASSET

Map Lot U23-008




Account 1896

Location 14 OAK RIDGE WEST

Card 1

Of 1

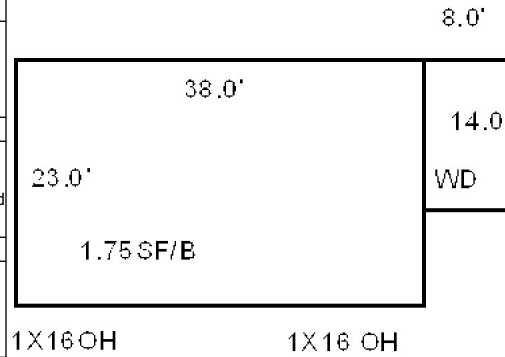
9/25/2024

Building Style 3 Raised Ranch	SF Bsmt Living 437	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 9 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 874
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 1980	# 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 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 12/04/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
26 1SFr Overhang	0	32	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	0	112	0 0	0	0 %	0 %		2.TWO STORY FRAM
23 Frame Garage	0	528	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



GARAGE 22X24

01/01/2006

Map Lot U23-009

Account 1897

Location 20 OAK RIDGE WEST

Card 1 Of 1 9/25/2024

ANZALONE, JOHN P J/T ANZALONE, COLLEEN M 20 OAK RIDGE WEST WISCASSET ME 04578			Property Data			Assessment Record							
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2011	32,000	108,500	0	140,500			
			FARM LAND YEAR 0			2012	32,000	152,600	6,000	178,600			
			OPEN SPACE YEAR 0			2013	32,000	152,600	6,000	178,600			
B4385P183			Zone/Land Use 16 RESIDENTIAL			2014	32,000	152,600	6,000	178,600			
			Secondary Zone			2015	32,000	152,600	6,000	178,600			
						2016	32,000	152,600	6,000	178,600			
Previous Owner BELANGER, SONJA S. 18 OAK RIDGE WEST			Topography 1 Level			2017	32,000	152,600	6,000	178,600			
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	32,000	152,600	6,000	178,600			
						2019	32,000	152,600	6,000	178,600			
WISCASSET ME 04578 Sale Date: 3/21/2011			Utilities 4 Drilled Well 6 Septic System			2020	32,000	152,600	6,000	178,600			
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	32,000	152,600	6,000	178,600			
						2022	32,000	152,600	5,760	178,840			
			Street 1 Paved			2023	40,000	190,700	6,000	224,700			
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2024	40,000	190,700	6,000	224,700			
						Land Data							
Inspection Witnessed By:			TREE GROWTH PLAN 0 CONSERV EASE 0			Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00
								Frontage	Depth	Factor	Code		
X Date			Sale Data Sale Date 3/21/2011 Price 111,000			Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.C Condominium 20.Base Homesite		Square Feet					
No./Date Description Date Insp.			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							
Notes: 2011-Previous owner: Sonja S. Belanger BK2407 PG117, bought 12/4/1998. 2012-Complete remodel, new garage, OFP, breezeway, decks. To avoid confusion with 18 Oak Ridge Drive this address was changed to 20 Oak Ridge West.			Validity 1 Arms Length Sale 1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose			Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A 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					
WISCASSET			Verified 5 Public Record 1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			Total Acreage 0.67							

WISCASSET

Map Lot U23-009


Account 1897

Location 20 OAK RIDGE WEST

Card 1

Of 1

9/25/2024

Building Style 3 Raised Ranch	SF Bsmt Living 552	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 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 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) 920
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1975	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2011	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmoint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/04/2006

Additions, Outbuildings & Improvements

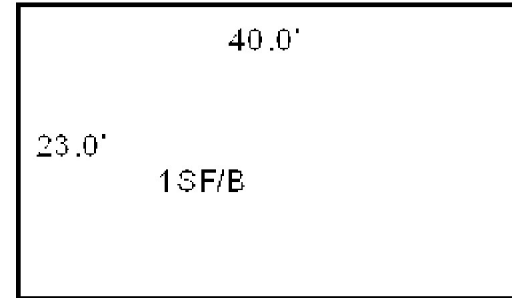
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
26 1SFr Overhang	0	34	3 105	4	0 %	100 %	
23 Frame Garage	0	720	3 105	4	0 %	100 %	
24 Frame Shed	0	96	3 100	4	0 %	100 %	
77 1.50 ST	2011	484	3 105	5	0 %	100 %	
21 Open Frame	2011	36	3 105	5	0 %	100 %	
21 Open Frame	2011	72	3 105	5	0 %	100 %	
68 Wood Deck	2011	144	3 105	4	0 %	100 %	
68 Wood Deck	2011	80	3 105	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

GARAGE 24X30

SHED 8X12

WD 8X12



1X17OH

1X17OH



Map Lot U23-009-A			Account 1898			Location 26 OAK RIDGE WEST			Card 1 Of 1		9/25/2024	
PONTAU, ROBERT A PONTAU, LOUANN WISCASSET ME 04578			Property Data			Assessment Record						
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year 0			2011	32,100	139,100	10,000	161,200		
			FARM LAND YEAR 0			2012	32,100	128,400	10,000	150,500		
			OPEN SPACE YEAR 0			2013	32,100	128,400	10,000	150,500		
B901P171			Zone/Land Use 16 RESIDENTIAL			2014	32,100	128,400	10,000	150,500		
			Secondary Zone			2015	32,100	128,400	10,000	150,500		
						2016	32,100	128,400	15,000	145,500		
			Topography 1 Level			2017	32,100	128,400	20,000	140,500		
			1.Level 4.Below St 7.Steep	2018	32,100	128,400	20,000	140,500				
			2.Rolling 5.Low 8.Rough	2019	32,100	128,400	20,000	140,500				
			3.Above St 6.Swampy 9.	2020	32,100	128,400	25,000	135,500				
			Utilities 4 Drilled Well 6 Septic System			2021	32,100	128,400	25,000	135,500		
			1.Public 4.Dr Well 7.Cesspool	2022	32,100	128,400	24,000	136,500				
			2.Water 5.DUG/LAKE 8.	2023	40,100	160,500	25,000	175,600				
			3.Sewer 6.Septic 9.None	2024	40,100	160,500	25,000	175,600				
			Street 1 Paved			Land Data						
Inspection Witnessed By:			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			11.Regular Lot							1.Open Space		
Sale Date			12.Delta Triangle									
Price			13.Nabla Triangle									
Sale Type			14.Rear Land									
			15.Front Foot									
			Square Foot	Square Feet						8.View/Environ		
Notes:			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		
2012-Oil/gas leak issues with the property. Being corrected but lowered the condition from above average to average.			Fract. Acre			Acreage/Sites					33.RestrictEsm	
			21.HS Size Adj		20	1.00	100	%	0		34.PASTURE 1	
			22.Base Waterfron		21	0.69	100	%	0		35.HORTICULTURAL-	
			23.Deep WF Size A					%			36.Pasture 3	
			Acres					%			37.Softwood	
			24.Base Waterfron							38.Mixed Wood		
			25.Shallow WF Siz							39.Hardwood		
			26.Base Water Inf							40.Wasteland		
			27.Influence W Si							41.CAMP SITE		
			28.Rear Land 1~10	Total Acreage		0.69					42.Mobile Home Si	
			29.Rear Land 11-2								43.Condo Site	
WISCASSET												44.Site Improve
												45.CAMP SITE
												46.PAVING/00


WISCASSET

Map Lot U23-009-A

Account 1898

Location 26 OAK RIDGE WEST

Card 1 Of 1 9/25/2024

Building Style 3 Raised Ranch	SF Bsmt Living 759	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% 7 Electric	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) 1000
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 1977	# 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 6/01/2010

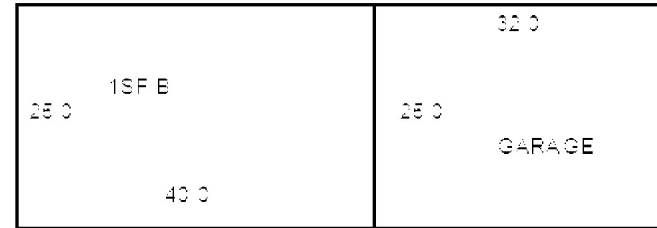
Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
26 1SFr Overhang	0	34	0 0	0	0 %	0 %	
23 Frame Garage	1980	800	0 0	0	0 %	0 %	
68 Wood Deck	1990	476	3 100	4	0 %	100 %	
73 AB.GR. POOL.....	1989	1	3 100	4	99 %	100 %	
24 Frame Shed	2009	160	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

AGPOOL

WD 14X34



1X16'0"

1X16'0"

S-ED 160sf



Map Lot U23-010

Account 1899

Location 241 OLD BATH ROAD

Card 1 Of 2 9/25/2024

DUNNING, JOHN A. & HOPE M. J/T
DUNNING, DONALD W
WISCASSET ME 04578

B2906P52 B3178P175

Previous Owner
DUNNING, DONALD
DUNNING, JOHN

WISCASSET ME 04578

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

6/5/23 W/MR SHEDON CARD 2 IS COMP

'17 shed on cd #2 more complete.

'16 W/ John and Don add WD, shed & adjust list to cd #1 also
add inc shed to cd#2.

2003-FORMER OWNER: DONALD & JOHN DUNNING BK1022
PG42

2004-ADDED LOT #11 (.22AC) FROM SONNY SOULE TO THIS
LOT-PURCHASED FOR \$1,000 ON 10/24/2003

WISCASSET

Property Data

Neighborhood **108 SOUTHWEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **16 RESIDENTIAL**

Secondary Zone

Topography **1 Level**

1.Level 4.Below St 7.Steep
2.Rolling 5.Low 8.Rough
3.Above St 6.Swampy 9.

Utilities **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
2011	33,500	29,700	0	63,200
2012	33,500	29,700	0	63,200
2013	33,500	29,700	0	63,200
2014	33,500	29,700	0	63,200
2015	33,500	29,700	0	63,200
2016	33,500	32,200	0	65,700
2017	33,500	32,200	0	65,700
2018	33,500	32,200	0	65,700
2019	33,500	32,200	20,000	45,700
2020	33,500	32,200	25,000	40,700
2021	33,500	32,200	25,000	40,700
2022	33,500	32,200	24,000	41,700
2023	41,900	40,300	25,000	57,200
2024	41,900	40,300	25,000	57,200

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
20		1.00	100	%	0	37.Softwood
21		1.00	100	%	0	38.Mixed Wood
28		0.26	100	%	0	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		1.26				

WISCASSET

Map Lot U23-010


Account 1899

Location 241 OLD BATH ROAD

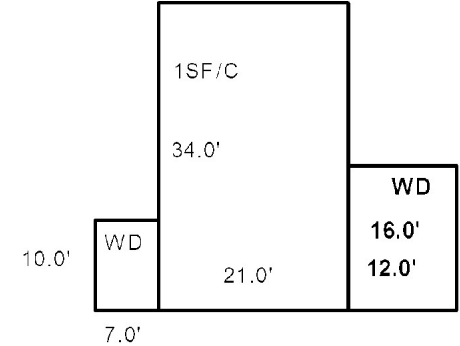
Card 1

Of 2

9/25/2024

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 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) 714
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 1973	# Half Baths 0	Funct. % Good 95%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

SHED
28.0' 12.0'



Date Inspected 3/10/1998

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	70	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	2005	216	2 100	3	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	1980	336	1 100	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



DUNNING, JOHN A. & HOPE M. J/T
DUNNING, DONALD W
WISCASSET ME 04578

B2906P52 B3178P175

Previous Owner
DUNNING, DONALD
DUNNING, JOHN

WISCASSET ME 04578

Property Data			Assessment Record							
Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total			
			2011	0	52,300	0	52,300			
Tree Growth Year 0			2012	0	52,300	0	52,300			
FARM LAND YEAR 0			2013	0	52,300	0	52,300			
OPEN SPACE YEAR 0			2014	0	52,300	0	52,300			
Zone/Land Use 16 RESIDENTIAL			2015	0	52,300	0	52,300			
			2016	0	52,400	0	52,400			
Secondary Zone			2017	0	53,000	0	53,000			
Topography 1 Level			2018	0	53,000	0	53,000			
1.Level	4.Below St	7.Steep	2019	0	53,000	0	53,000			
2.Rolling	5.Low	8.Rough	2020	0	53,000	0	53,000			
3.Above St	6.Swampy	9.	2021	0	53,000	0	53,000			
Utilities 1 All Public			2022	0	53,000	0	53,000			
1.Public	4.Dr Well	7.Cesspool	2023	0	66,500	0	66,500			
2.Water	5.DUG/LAKE	8.	2024	0	66,500	0	66,500			
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					%			1.Open Space
TREE GROWTH PLAN 0							%			2.Neighborhood A
CONSERV EASE 0							%			3.Topography
Sale Data							%			4.Size/Shape
			Sale Date				%		5.Access	
Price					%		6.Restriction			
Sale Type					%		7.Corner/Locatio			
1.Land	4.Mobile	7.	Square Foot		Square Feet			8.View/Environ		
2.L & B	5.Other	8.					%		9.Fract Share	
3.Building	6.	9.					%		Acres	
Financing							%		30.Rear 20+	
							%		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			Fract. Acre		Acreage/Sites			35.HORTICULTURAL-		
1.Valid	4.Split	7.Renovate					%		36.Pasture 3	
2.Related	5.Partial	8.					%		37.Softwood	
3.Distress	6.Exempt	9.Foreclose					%		38.Mixed Wood	
Verified							%		39.Hardwood	
							%		40.Wasteland	
1.Buyer	4.Agent	7.Family					%		41.CAMP SITE	
2.Seller	5.Pub Rec	8.Other					%		42.Mobile Home Si	
3.Lender	6.MLS	9.					%		43.Condo Site	
					Total Acreage		0.00		44.Site Improveme	
									45.CAMP SITE	
									46.PAVING/00	

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET



WISCASSET

Map Lot U23-010

Account 1899

Location 245 OLD BATH ROAD

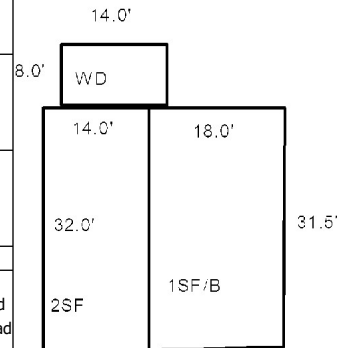
Card 2 Of 2 9/25/2024

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% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 100% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 3 OLD STYLE	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) 448
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 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 1945	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 1 1/4 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 3/16/1998

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	0	576	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	0	112	0 0	0	0 %	0 %		2.TWO STORY FRAM
28 Unfinished Attic	0	144	0 0	0	0 %	0 %		3.THREE STORY FR
23 Frame Garage	2000	360	2 100	4	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	2015	216	1 100	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



Garage
20.0'
18.0'
Shed
12.0'
18.0'



DICKSON, DAVID A DICKSON, MARTHA K BATH ME 04530			Property Data			Assessment Record								
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total				
			Tree Growth Year 0			2011	31,300	11,800	0	43,100				
			FARM LAND YEAR 0			2012	31,300	11,800	0	43,100				
			OPEN SPACE YEAR 0			2013	31,300	11,800	0	43,100				
B1983P180			Zone/Land Use 16 RESIDENTIAL			2014	31,300	11,800	0	43,100				
			Secondary Zone			2015	31,300	11,800	0	43,100				
						2016	31,300	11,800	0	43,100				
						Topography 1 Level			2017	31,300	11,800	0	43,100	
1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9. Utilities 1 All Public						2018	31,300	11,800	0	43,100				
						2019	31,300	11,800	0	43,100				
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	31,300	11,800	0	43,100	
			2021	31,300	11,800				0	43,100				
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	31,300	11,800	0	43,100	
									2023	39,100	14,700	0	53,800	
Inspection Witnessed By:						Street 1 Paved			2024	39,100	14,700	0	53,800	
									Land Data					
			X			Front Foot		Type	Effective		Influence		Influence Codes	
									Frontage	Depth	Factor	Code		
11.Regular Lot									1.Open Space					
12.Delta Triangle									2.Neighborhood A					
Date										3.Topography				
										4.Size/Shape				
										5.Access				
										6.Restriction				
No./Date										7.Corner/Locatio				
										8.View/Environ				
										9.Fract Share				
										Acres				
						Square Feet				30.Rear 20+				
										31.Waterfront Rea				
										32.Open Space				
										33.RestrictEsm				
										34.PASTURE 1				
										35.HORTICULTURAL-				
										36.Pasture 3				
										37.Softwood				
Notes:						Acreage/Sites				38.Mixed Wood				
						20	1.00	100	%	0	39.Hardwood			
						21	0.42	100	%	0	40.Wasteland			
										41.CAMP SITE				
										42.Mobile Home Si				
										43.Condo Site				
										44.Site Improve				
										45.CAMP SITE				
WISCASSET						Total Acreage		0.42		46.PAVING/00				


WISCASSET

Map Lot U23-012

Account 1901

Location 98 OLD STAGE ROAD

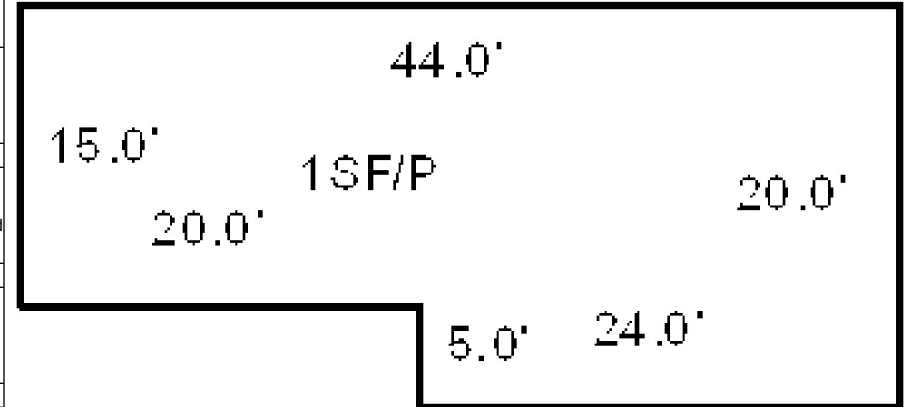
Card 1 Of 1 9/25/2024

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% 9 Not Heated	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 3 OLD STYLE	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 3 Old Style	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 780
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 1 Poor
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 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1940	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/05/2006

Additions, Outbuildings & Improvements

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



WISCASSET

Property Data			Assessment Record							
Neighborhood 108 SOUTHWEST Tree Growth Year 0 FARM LAND YEAR 0 OPEN SPACE YEAR 0			Year	Land		Buildings		Exempt	Total	
			2011	30,800		2,600		0	33,400	
			2012	30,800		2,600		0	33,400	
			2013	30,800		2,600		0	33,400	
Zone/Land Use 16 RESIDENTIAL Secondary Zone			2014	30,800		2,600		0	33,400	
			2015	30,800		2,600		0	33,400	
			2016	30,800		2,600		0	33,400	
Topography 1 Level			2017	30,800		2,600		0	33,400	
1.Level	4.Below St	7.Steep	2018	30,800		2,600		0	33,400	
2.Rolling	5.Low	8.Rough	2019	30,800		2,600		0	33,400	
3.Above St	6.Swampy	9.	Utilities 1 All Public	30,800		2,600		0	33,400	
				30,800		2,600		0	33,400	
				30,800		0		0	30,800	
				38,500		0		0	38,500	
Street 1 Paved			2024	38,500		0		0	38,500	
1.Paved	4.Proposed	7.	Land Data							
2.Semi Imp	5.Private	8.								
3.Gravel	6.Pub Eas	9.NoStreet	Front Foot	Type	Effective		Influence		Influence Codes	
					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 8/01/1993				15.Front Foot				%		5.Access
Price 3,000								%		6.Restriction
Sale Type 4 Mobile Home			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								%		30.Rear 20+
1.Convent	4.Seller	7.						%		31.Waterfront Rea
2.FHA/VA	5.Private	8.						%		32.Open Space
3.Assumed	6.Cash	9.Unknown						%		33.RestrictEsm
Validity 8 Other Non Valid			Fract. Acre	Acreage/Sites					34.PASTURE 1	
1.Valid	4.Split	7.Renovate		20	1.00		100	%	0	35.HORTICULTURAL-
2.Related	5.Partial	8.Other		21	0.26		100	%	0	36.Pasture 3
3.Distress	6.Exempt	9.Foreclose						%		37.Softwood
Verified 5 Public Record								%		38.Mixed Wood
1.Buyer	4.Agent	7.Family						%		39.Hardwood
2.Seller	5.Pub Rec	8.Other						%		40.Wasteland
3.Lender	6.MLS	9.						%		41.CAMP SITE
			Total Acreage		0.26		42.Mobile Home Si			
			43.Condo Site							
			44.Site Improveve							
			45.CAMP SITE							




WISCASSET

Map Lot U23-013

Account 1902

Location 102 OLD STAGE ROAD

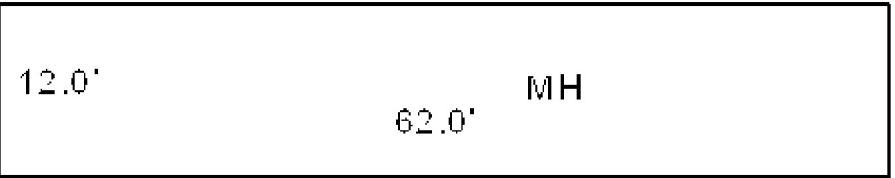
Card 1 Of 1 9/25/2024

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

Date Inspected 12/05/2006

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



Map Lot U23-014

Account 1903

Location 308 OLD BATH ROAD

Card 1 Of 1 9/25/2024

SPINNEY, RICHARD A J/T
SPINNEY, JANET
WISCASSET ME 04578

B4484P199

Previous Owner
SPINNEY, GEORGE R.(HEIRS)
SPINNEY, PHYLLIS L.
C/O RICHARD SPINNEY
EDGECOMB ME 04556
Sale Date: 1/19/2012

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'17 w/ son no info call add complete and ad B(u) under MH
'16 nah add 1sFr, remove wd
2007-GEORGE SPINNEY PASSED AWAY MAY 8, 2007,
LEAVING PHYLLIS AS SOLE OWNER.
2/28/08-abatement issued for 50% functional on mobile home
due to age & condition.
2012-Previous owner: Phyllis Spinney BK2022 PG330.
2013-Added 28 x 30 1.5 SF garage. 10 x 10 tool shed to be
added in 2014.
~~WISCASSET~~ 16 tool shed.

Property Data

Neighborhood 108 SOUTHWEST		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 16 RESIDENTIAL		
Secondary Zone		
Topography 1 Level		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 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 1/19/2012		
Price 60,000		
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
2011	34,000	38,000	6,000	66,000
2012	34,000	38,000	10,000	62,000
2013	34,000	76,600	10,000	100,600
2014	34,000	77,900	10,000	101,900
2015	34,000	77,900	10,000	101,900
2016	34,000	79,600	15,000	98,600
2017	34,000	89,700	20,000	103,700
2018	34,000	89,700	20,000	103,700
2019	34,000	89,700	20,000	103,700
2020	34,000	89,700	25,000	98,700
2021	34,000	89,700	25,000	98,700
2022	34,000	89,700	24,000	99,700
2023	42,500	112,100	25,000	129,600
2024	42,500	112,100	25,000	129,600

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
Square Foot		Square Feet				Acres
16.Regular Lot				%		30.Rear 20+
17.Secondary Site				%		31.Waterfront Rea
18.Secondary Site				%		32.Open Space
19.Condominium				%		33.RestrictEsm
20.Base Homesite				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		1.50				

WISCASSET

Map Lot U23-014



Account 1903

Location 308 OLD BATH ROAD

Card 1

Of 1

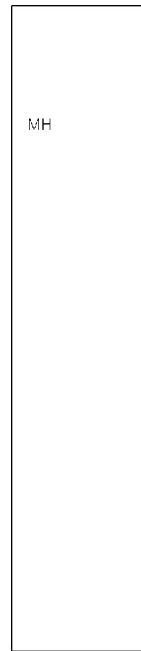
9/25/2024

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 5 Estimated
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 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/05/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
999 16' Mobile	1994	16x72	3 100	5	0 %	50 %		1.ONE STORY FRAM
1 ONE STORY	2015	96	3 100	4	0 %	100 %		2.TWO STORY FRAM
77 1.50 ST	2012	840	2 100	4	0 %	100 %		3.THREE STORY FR
24 Frame Shed	2013	224	3 100	4	0 %	100 %		4.1 & 1/2 STORY
27 Unfin Basement	2016	1152	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



1.5 SF GARAGE

28 X 30

TOO_ SHED

14 X 16

01/01/2006

STROZIER, SHELLEY J J/T
STROZIER, EDWARD II
WISCASSET ME 04578

B4233P179 B4233P181

Previous Owner
BURNHAM, LARRY L. (HEIRS)
BARRINGTON,BURNHAM,MACMAHAN, STROZIER
C/O CAROL L. BARRINGTON
BOWDOIN ME 04287
Sale Date: 12/14/2009

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2006-MR. BURNHAM DIED MARCH 2006. CAROL BARRINGTON, DAUGHTER WILL BE THE PR OF THE ESTATE. HEIRS INCLUDE: CAROL L. BARRINGTON, THOMAS A. BURNHAM, TERRI L. MACMAHAN, & SHELLEY J. STROZIER.Previous BK978 Pg252
2010-Property now belongs to Shelley J. & Edward Strozier.

WISCASSET

Property Data

Neighborhood		108 SOUTHWEST	
Tree Growth Year		0	
FARM LAND YEAR		0	
OPEN SPACE YEAR		0	
Zone/Land Use		16 RESIDENTIAL	
Secondary Zone			
Topography		4 Below Street	
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		12/14/2009	
Price		80,000	
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
2011	32,300	66,000	0	98,300
2012	32,300	66,000	0	98,300
2013	32,300	66,000	0	98,300
2014	32,300	66,000	0	98,300
2015	32,300	66,000	0	98,300
2016	32,300	66,000	0	98,300
2017	32,300	66,000	0	98,300
2018	32,300	66,000	0	98,300
2019	32,300	66,000	0	98,300
2020	32,300	66,000	0	98,300
2021	32,300	66,000	0	98,300
2022	32,300	66,000	0	98,300
2023	40,400	82,500	0	122,900
2024	40,400	82,500	0	122,900

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
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		Acres/Sites				36.Pasture 3
21.HS Size Adj	20	1.00	100	%	0	37.Softwood
22.Base Waterfron	21	0.76	100	%	0	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 Improve
28.Rear Land 1-10				%		45.CAMP SITE
29.Rear Land 11-2				%		
		Total Acreage	0.76			


WISCASSET

Map Lot U23-014-A

Account 1904

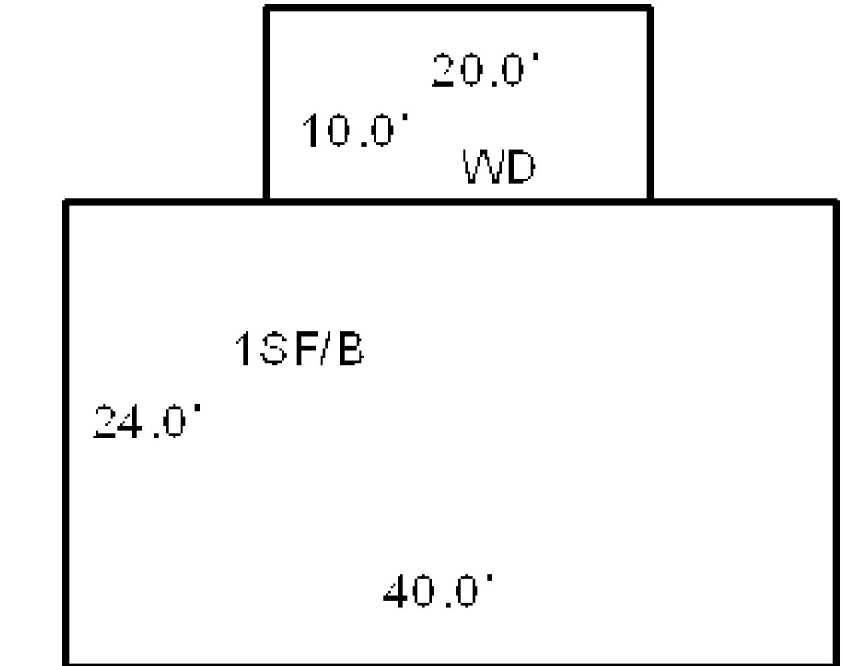
Location 274 OLD BATH ROAD

Card 1 Of 1 9/25/2024

Building Style 2 Ranch			SF Bsmt Living 0			Layout 1 Typical		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade 0 0			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH 0			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100% 1 Hot Water BB			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.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 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 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 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 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.	<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 1								
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 3/28/2007

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
68 Wood Deck	0	120	2 100	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 U23-014-B			Account 1905			Location 280 OLD BATH ROAD			Card 1 Of 1			9/25/2024			
BROWN, JOHANNA J/T BROWN, MICHAEL WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	32,200	79,800	10,000	102,000		
						FARM LAND YEAR 0			2012	32,200	79,800	10,000	102,000		
						OPEN SPACE YEAR 0			2013	32,200	79,800	10,000	102,000		
B2841P147						Zone/Land Use 16 RESIDENTIAL			2014	32,200	79,800	10,000	102,000		
Previous Owner MASON, SYLVIA N. 280 OLD BATH ROAD						Secondary Zone			2015	32,200	79,800	10,000	102,000		
									2016	32,200	79,800	15,000	97,000		
WISCASSET ME 04578 Sale Date: 4/18/2002						Topography 1 Level			2017	32,200	79,800	20,000	92,000		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	32,200	79,800	20,000	92,000		
						Utilities 1 All Public			2020	32,200	79,800	25,000	87,000		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	32,200	79,800	25,000	87,000		
						Street 1 Paved			2022	32,200	79,800	24,000	88,000		
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2023	40,300	99,700	25,000	115,000		
									2024	40,300	99,700	25,000	115,000		
Inspection Witnessed By:						Land Data									
						Front Foot		Type	Effective		Influence		Influence Codes		
11.Regular Lot			Frontage	Depth	Factor	Code									
12.Delta Triangle					%	1.Open Space									
13.Nabla Triangle					%	2.Neighborhood A									
14.Rear Land					%	3.Topography									
15.Front Foot					%	4.Size/Shape									
					%	5.Access									
					%	6.Restriction									
					%	7.Corner/Locatio									
					%	8.View/Environ									
					%	9.Fract Share									
					%	Acres									
					%	30.Rear 20+									
					%	31.Waterfront Rea									
					%	32.Open Space									
					%	33.RestrictEsm									
					%	34.PASTURE 1									
					%	35.HORTICULTURAL-									
					%	36.Pasture 3									
					%	37.Softwood									
					%	38.Mixed Wood									
					%	39.Hardwood									
					%	40.Wasteland									
					%	41.CAMP SITE									
					%	42.Mobile Home Si									
					%	43.Condo Site									
					%	44.Site Improve									
					%	45.CAMP SITE									
					%	46.PAVING/00									
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WISCASSET

Map Lot U23-014-B


Account 1905

Location 280 OLD BATH ROAD

Card 1

Of 1

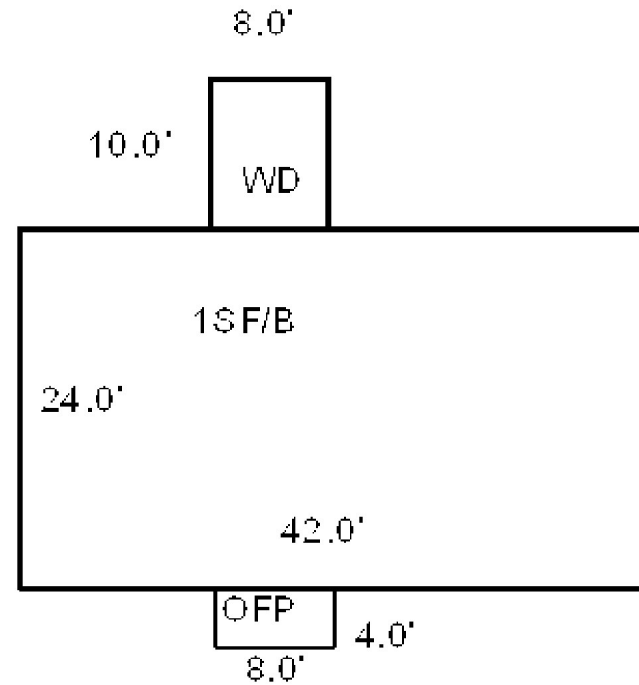
9/25/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 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 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 1977	# 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 1		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 12/05/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	80	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 Open Frame	0	32	0 0	0	0 %	0 %		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		U23-014-C		Account		1906		Location		286 OLD BATH ROAD		Card		1		Of		1		9/25/2024	
GG, IV, LLC HARPSWELL ME 04079				Property Data				Assessment Record													
								Year		Land		Buildings		Exempt		Total					
				Neighborhood 108 SOUTHWEST				2011		32,200		25,800		0		58,000					
				Tree Growth Year 0				2012		32,200		25,800		0		58,000					
				FARM LAND YEAR 0				2013		32,200		22,500		0		54,700					
B5599P276				Zone/Land Use 16 RESIDENTIAL				2014		32,200		22,500		0		54,700					
Previous Owner BREWER, VERNON C J/T III BREWER, BRIDGETT E				Secondary Zone				2015		32,200		22,500		0		54,700					
								2016		32,200		22,500		0		54,700					
WISCASSET ME 04578 Sale Date: 10/09/2020				Topography 1 Level				2017		32,200		22,500		0		54,700					
								2018		32,200		22,500		0		54,700					
Previous Owner GORDON, PAMELA L. C/O PAMELA L. MILLER PO BOX 138 BATH ME 04530 Sale Date: 9/04/2014				1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.				2019		32,200		22,500		0		54,700					
								2020		32,200		22,500		0		54,700					
Previous Owner MILLER, GERALD G. MILLER, MARGARET E.				Utilities 1 All Public				2021		32,200		22,500		0		54,700					
								2022		32,200		22,500		0		54,700					
WISCASSET ME 04578 Sale Date: 6/08/2005				1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None				2023		40,200		28,100		0		68,300					
								2024		40,200		28,100		0		68,300					
Inspection Witnessed By:				Street 1 Paved				Land Data													
								Front Foot		Type		Effective		Influence		Influence Codes					
X				Date				11.Regular Lot								1.Open Space					
								12.Delta Triangle								2.Neighborhood A					
No./Date				Description				13.Nabla Triangle								3.Topography					
								14.Rear Land								4.Size/Shape					
Date Insp.								15.Front Foot								5.Access					
																6.Restriction					
								Square Foot		Square Feet						7.Corner/Locatio					
								16.Regular Lot								8.View/Environ					
								17.Secondary Site								9.Fract Share					
								18.Secondary Site								Acres					
								19.Condominium								30.Rear 20+					
								20.Base Homesite								31.Waterfront Rea					
Notes:				Validity 1 Arms Length Sale				Fract. Acre		Acreege/Sites						32.Open Space					
								21.HS Size Adj		20		1.00		100		% 0		33.RestrictEsm			
2006-PREVIOUS OWNER: GERALD G. & MARGARET E. MILLER BK2521 PG257				1.Valid 4.Split 7.Renovate				22.Base Waterfron		21		0.72		100		% 0		34.PASTURE 1			
								23.Deep WF Size A								35.HORTICULTURAL-					
2012-Property owner requested that her name be changed from Pamela L. Gordon to Pamela L. Miller. Because deed is in the name of Gordon could not change it but did list it as c/o Pamela L. Miller and mail to her Bath address.				3.Distress 6.Exempt 9.Foreclose				Acres								36.Pasture 3					
								24.Base Waterfron								37.Softwood					
2014-Previous owner: Pamela Miller BK3496 PG302.				Verified 5 Public Record				25.Shallow WF Siz								38.Mixed Wood					
								26.Base Water Inf								39.Hardwood					
WISCASSET				1.Buyer 4.Agent 7.Family				27.Influence W Si								40.Wasteland					
								28.Rear Land 1-10								41.CAMP SITE					
				2.Seller 5.Pub Rec 8.Other				29.Rear Land 11-2								42.Mobile Home Si					
																43.Condo Site					
				3.Lender 6.MLS 9.												44.Site Improve					
																45.CAMP SITE					
																46.PAVING/00					


WISCASSET

Map Lot U23-014-C

Account 1906

Location 286 OLD BATH ROAD

Card 1 Of 1 9/25/2024

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

Date Inspected 12/05/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14' Mobile	1985	14x66	2 100	2	0 %	50 %		1.ONE STORY FRAM
68 Wood Deck	0	240	0 0	0	0 %	0 %		2.TWO STORY FRAM
23 Frame Garage	0	528	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

20.0'
12.0'
WD

14.0'

MH/P

66.0'

GARAGE 22X24



Map Lot		U23-014-D	Account	1907	Location	288 OLD BATH ROAD		Card	1	Of	1	9/25/2024	
<div>HARRIS, CYNTHIA A</div> <div>288 OLD BATH ROAD</div> <div>WISCASSET ME 04578</div> <div>B5857P47</div>					Property Data		Assessment Record						
					Neighborhood 108 SOUTHWEST		Year	Land	Buildings	Exempt	Total		
					Tree Growth Year 0		2011	41,600	127,100	10,000	158,700		
					FARM LAND YEAR 0		2012	41,600	127,100	10,000	158,700		
					OPEN SPACE YEAR 0		2013	41,600	127,100	10,000	158,700		
<div>Previous Owner</div> <div>HARRIS, SHERRY E</div> <div>288 OLD BATH RD</div>					Zone/Land Use 16 RESIDENTIAL		2014	41,600	127,100	10,000	158,700		
					Secondary Zone		2015	41,600	127,100	10,000	158,700		
							2016	41,600	127,100	15,000	153,700		
<div>WISCASSET ME 04578</div> <div>Sale Date: 7/13/2021</div>					Topography 1 Level		2017	41,600	127,100	20,000	148,700		
					1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2018	41,600	127,100	20,000	148,700		
2019	41,600	127,100	20,000	148,700									
Utilities 1 All Public		2020	41,600	127,100			25,000	143,700					
<div>288 OLD BATH ROAD</div> <div>WISCASSET ME 04578</div> <div>Sale Date: 10/03/2019</div>					1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2021	41,600	127,100	25,000	143,700		
							2022	41,600	127,100	0	168,700		
							2023	52,000	158,800	25,000	185,800		
<div>Previous Owner</div> <div>HARRIS, JEFFREY C. J/T</div> <div>HARRIS, JUDITH A.</div>					Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet		2024	52,000	158,800	25,000	185,800		
							Land Data						
							Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence	
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			Acreege/Sites					
								20	1.00	100	%	0	
								21	1.00	100	%	0	
								28	4.30	100	%	0	
										%			
<div>Notes:</div> <div>2001- MADE OPEN FRAME PORCH ON DECK BASE</div> <div>2003-REMOVED BARBARA'S NAME, SHE IS DECEASED.</div> <div>2004-LAWRNECE DECEASED PREVIOUS BK1713 PG242.</div> <div>PROPERTY IN CHILDREN'S NAMES</div> <div>2005-BK3341 PG230 DEED FROM ESTATE FOR 1/2 INTEREST</div> <div>TO EACH CHILD ON 8/12/04. THEN WARRANTY DEED FROM</div> <div>CYNTHIA HARRIS TO BROTHER, JEFFREY HARRIS BK3341</div> <div>PG233 8/12/04.</div> <div>2010-Divorce decree recorded and set property aside to</div> <div>WISCASSET</div>							Total Acreage		5.30				

WISCASSET

Map Lot U23-014-D


Account 1907

Location 288 OLD BATH ROAD

Card 1

Of 1

9/25/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 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 5 T-111	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) 1157
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 1987	# 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 12/05/2006

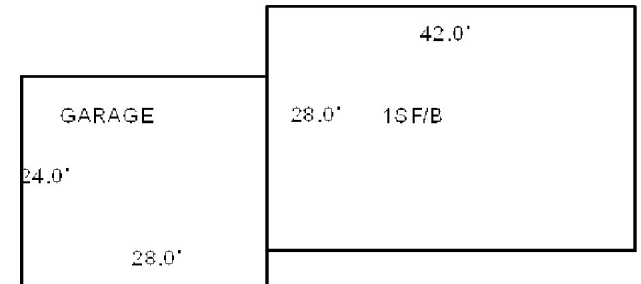
Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	120	0 0	0	0 %	0 %	
21 Open Frame	2001	180	0 0	0	0 %	0 %	
21 Open Frame	0	18	0 0	0	0 %	0 %	
23 Frame Garage	0	672	0 0	0	0 %	0 %	
24 Frame Shed	0	360	2 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

OP 10X18

SHED 18X24



Map Lot U23-014-E			Account 1908			Location 294 OLD BATH ROAD			Card 1 Of 1			9/25/2024				
MCIVOR, JENNIFER LYNN WISCASSET ME 04578 B3072P301 B4037P264						Property Data			Assessment Record							
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total			
						Tree Growth Year 0			2011	33,100	103,600	10,000	126,700			
						FARM LAND YEAR 0			2012	33,100	103,600	10,000	126,700			
						OPEN SPACE YEAR 0			2013	33,100	103,600	10,000	126,700			
Previous Owner KOSKY, JENNIFER LYNN 294 OLD BATH ROAD WISCASSET ME 04578 Sale Date: 10/28/2011						Zone/Land Use 16 RESIDENTIAL			2014	33,100	103,600	10,000	126,700			
						Secondary Zone			2015	33,100	103,600	10,000	126,700			
									2016	33,100	103,600	15,000	121,700			
						Topography 1 Level			2017	33,100	103,600	20,000	116,700			
Previous Owner WADLEIGH, KEVIN F. WADLEIGH, ROSEMARIE A. WISCASSET ME 04578						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	33,100	103,600	20,000	116,700			
						Utilities 3 Public Sewer 1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2019	33,100	103,600	20,000	116,700			
									2020	33,100	103,600	25,000	111,700			
						Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2021	33,100	103,600	25,000	111,700			
									2022	33,100	103,600	24,000	112,700			
						TREE GROWTH PLAN 0 CONSERV EASE 0			2023	41,300	129,500	25,000	145,800			
									2024	41,300	130,300	25,000	146,600			
									Land Data							
						Inspection Witnessed By: X _____ Date _____			Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00
												Frontage	Depth	Factor	Code	
		%														
		%														
		%														
		%														
No./Date Description Date Insp.			Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Square Feet										
Notes: 9/11/24 NAH. PANELS ARE ON REAR OF HOUSE ON THE DORMER, CAN'T GET A GOOD LOOK TO SEE HOW MANY, ESTIMATE 16? 6/6/23 NAH, SOLAR PANELS INSTALLED ON BACK SIDE OF ROOF, COULD NOT TELL HOW MANY 2004-PREVIOUS OWNERS: KEVIN & ROSEMARIE WADLEIGH BK1831 PG80. 2005-CORRECTED SPELLING OF LAST NAME TO KOSKY. 2009-ABSTRACT OF DIVORCE DECREE RECORDED. WISCASSET ME 04578 CHANGE BY OWNERS REQUEST//J2			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	0.03	100	%	0						
			Verified 5 Public Record 1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.													


WISCASSET

Map Lot U23-014-E

Account 1908

Location 294 OLD BATH ROAD

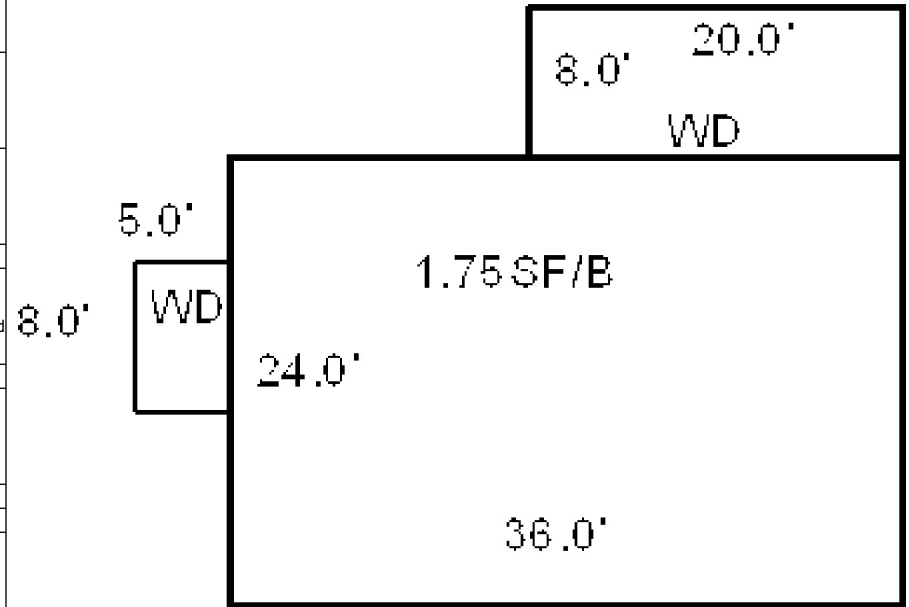
Card 1 Of 1 9/25/2024

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 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 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 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 1992	# 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 12/05/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	2001	234	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	0	40	0 0	0	0 %	100 %		2.TWO STORY FRAM
124 SOLAR PANELS	2023	16	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



WISCASSET


WISCASSET

Map Lot U23-014-E SOLAR

Account 2786

Location 294 OLD BATH

Card 1 Of 1 9/25/2024

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.	3.Informed 6. 9.					
3.Wet	6.	9.	Information Code 0					
Date Inspected			1.Owner 4.Agent 7.			2.Relative 5.Estimate 8.		
			2.Relative 5.Estimate 8.			3.Tenant 6.Other 9.		
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
124 SOLAR PANELS	2022				%	%	4,200	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 U23-014-F

Account 1909

Location 296 OLD BATH ROAD

Card 1 Of 1 9/25/2024

WAHLSTROM, CHRISTOPHER J

WISCASSET ME 04578

B2302P156

Property Data

Neighborhood **108 SOUTHWEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **16 RESIDENTIAL**

Secondary Zone

Topography **1 Level**

1.Level 4.Below St 7.Steep

2.Rolling 5.Low 8.Rough

3.Above St 6.Swampy 9.

Utilities **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 **10/01/1996**

Price **99,500**

Sale Type **2 Land & Buildings**

1.Land 4.Mobile 7.

2.L & B 5.Other 8.

3.Building 6. 9.

Financing **9 Unknown**

1.Convent 4.Seller 7.

2.FHA/VA 5.Private 8.

3.Assumed 6.Cash 9.Unknown

Validity **1 Arms Length Sale**

1.Valid 4.Split 7.Renovate

2.Related 5.Partial 8.Other

3.Distress 6.Exempt 9.Foreclose

Verified **5 Public Record**

1.Buyer 4.Agent 7.Family

2.Seller 5.Pub Rec 8.Other

3.Lender 6.MLS 9.

Assessment Record

Year

Land

Buildings

Exempt

Total

2011 33,000 143,900 0 176,900

2012 33,000 143,900 0 176,900

2013 33,000 143,900 0 176,900

2014 33,000 143,900 0 176,900

2015 33,000 143,900 0 176,900

2016 33,000 143,900 0 176,900

2017 33,000 143,900 0 176,900

2018 33,000 143,900 0 176,900

2019 33,000 143,900 0 176,900

2020 33,000 143,900 0 176,900

2021 33,000 143,900 25,000 151,900

2022 33,000 143,900 24,000 152,900

2023 41,300 179,800 25,000 196,100

2024 41,300 179,800 25,000 196,100

Land Data

Front Foot

Type

Effective

Influence

Influence Codes

11.Regular Lot

12.Delta Triangle

13.Nabla Triangle

14.Rear Land

15.Front Foot

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

22.Base Waterfron

23.Deep WF Size A

Acres

24.Base Waterfron

25.Shallow WF Siz

26.Base Water Inf

27.Influence W Si

28.Rear Land 1-10

29.Rear Land 11-2

Total Acreage

1.02

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

2002-ADDED 24 X 24 GARAGE

WISCASSET


WISCASSET

Map Lot U23-014-F

Account 1909

Location 296 OLD BATH ROAD

Card 1 Of 1 9/25/2024

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 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 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) 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 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 1990	# 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.

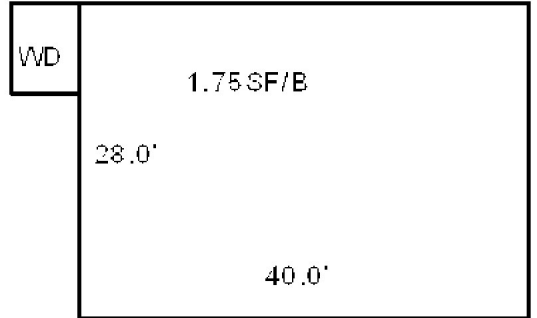
Date Inspected 12/05/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	2001	576	3 100	4	0 %	100 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

6.0'

8.0'



GARAGE 24X24



Map Lot U23-015			Account 1910			Location 302 OLD BATH ROAD			Card 1 Of 1			9/25/2024			
TALBERT, THEODORE J BUCZKOWSKI, TIMOTHY G P.O. BOX 307 WISCASSET ME 04578 B3752P286 B5121P318 B5125P302						Property Data			Assessment Record						
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	31,400	75,200	10,000	96,600		
						FARM LAND YEAR 0			2012	31,400	75,200	10,000	96,600		
						OPEN SPACE YEAR 0			2013	31,400	75,200	10,000	96,600		
Previous Owner LOUPE JR., FRANK M. J/T LOUPE, ANDREA M. WISCASSET ME 04578 Sale Date: 4/07/2017						Zone/Land Use 16 RESIDENTIAL			2014	31,400	75,200	10,000	96,600		
						Secondary Zone			2015	31,400	75,200	10,000	96,600		
									2016	31,400	75,200	15,000	91,600		
						Topography 1 Level			2017	31,400	75,200	0	106,600		
						Previous Owner GLANCY, CATHERINE 23 PRESTON DRIVE WOOLWICH ME 04579 Sale Date: 10/10/2006						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018
Utilities 3 Public Sewer			2019	31,400	75,200							20,000	86,600		
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	31,400	75,200							25,000	81,600		
Street 1 Paved			2021	31,400	75,200							25,000	81,600		
			2022	31,400	75,200							24,000	82,600		
Previous Owner PAWJAW, INC. 1266 ALNA ROAD ALNA ME 04535									2023	39,200	94,000	25,000	108,200		
									2024	39,200	94,000	25,000	108,200		
						Land Data									
						Front Foot		Type	Effective		Influence		Influence Codes		
									Frontage	Depth	Factor	Code			
Inspection Witnessed By:						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			
X Date												6.Restriction			
												7.Corner/Locatio			
												8.View/Environ			
												9.Fract Share			
												Acres			
No./Date Description Date Insp.						Square Foot		Square Feet				30.Rear 20+			
												31.Waterfront Rea			
												32.Open Space			
												33.RestrictEsm			
												34.PASTURE 1			
Notes: 2004-PREVIOUS OWNER: PAWJAW, INC. B2349 PG325 2007-PREVIOUS OWNER: CATHERINE GLANCY BK3236 PG166 BOUGHT IN 2004 FOR \$88,000..						Fract. Acre		Acreage/Sites				35.HORTICULTURAL-			
								20	1.00	100	%	0	36.Pasture 3		
								21	0.46	100	%	0	37.Softwood		
											%		38.Mixed Wood		
											%		39.Hardwood		
WISCASSET												40.Wasteland			
												41.CAMP SITE			
												42.Mobile Home Si			
												43.Condo Site			
												44.Site Improve			
						Total Acreage 0.46						45.CAMP SITE			
												46.PAVING/00			

WISCASSET

Map Lot U23-015

Account 1910

Location 302 OLD BATH ROAD

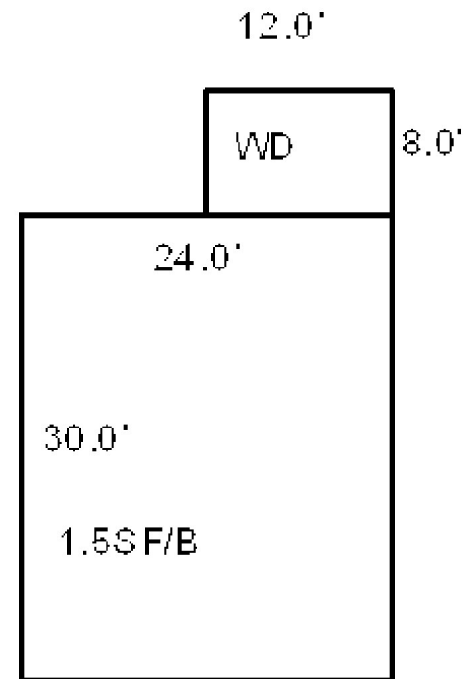
Card 1 Of 1 9/25/2024

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 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 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) 720
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 1940	# 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 12/05/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	0	120	3 105	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 U23-016			Account 1911			Location 19 OAK RIDGE DRIVE			Card 1 Of 1			9/25/2024				
CLARK, RICHARD W J/T CLARK, THERESA M WISCASSET ME 04578						Property Data			Assessment Record							
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total			
						Tree Growth Year 0			2011	33,300	196,800	10,000	220,100			
						FARM LAND YEAR 0			2012	33,300	196,800	10,000	220,100			
						OPEN SPACE YEAR 0			2013	33,300	174,900	10,000	198,200			
B4821P100						Zone/Land Use 16 RESIDENTIAL			2014	33,300	174,900	10,000	198,200			
Previous Owner WHITAKER, LINDA F.						Secondary Zone			2015	33,300	174,900	0	208,200			
						Topography 1 Level			2016	33,300	174,900	21,000	187,200			
19 OAK RIDGE DRIVE WISCASSET ME 04578 Sale Date: 9/23/2014						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	33,300	176,600	26,000	183,900			
						Utilities 4 Drilled Well 3 Public Sewer			2018	33,300	176,600	26,000	183,900			
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2019	33,300	176,600	26,000	183,900			
						Street 1 Paved			2020	33,300	176,600	31,000	178,900			
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2021	33,300	176,600	31,000	178,900			
Inspection Witnessed By:						TREE GROWTH PLAN 0			2022	33,300	176,600	29,760	180,140			
						CONSERV EASE 0			2023	41,700	220,800	31,000	231,500			
						Sale Date 9/23/2014			2024	41,700	220,800	31,000	231,500			
						Price 157,500			Land Data							
						Sale Type 2 Land & Buildings			Front Foot		Type	Effective		Influence		Influence Codes
1.Land 4.Mobile 7.			Frontage	Depth	Factor	Code										
2.L & B 5.Other 8.																
3.Building 6. 9.																
Financing 9 Unknown																
Notes: '17 w/ Mr add wd 2013-Adjusted garage from 1.50 story to 1 story, average condition. 2015-Previous owner: Linda F. Whitaker BK2346 PG113, bought for \$160,000.						Validity 1 Arms Length Sale			Square Foot			Square Feet			1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00	
						1.Valid 4.Split 7.Renovate										
						2.Related 5.Partial 8.Other										
						3.Distress 6.Exempt 9.Foreclose										
						Verified 5 Public Record										
WISCASSET						1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			Fract. Acre			Acres/Sites				
												20	1.00	100	%	0
												21	1.00	100	%	0
												28	0.17	100	%	0
															%	
									Total Acreage 1.17							

WISCASSET

Map Lot U23-016


Account 1911

Location 19 OAK RIDGE DRIVE

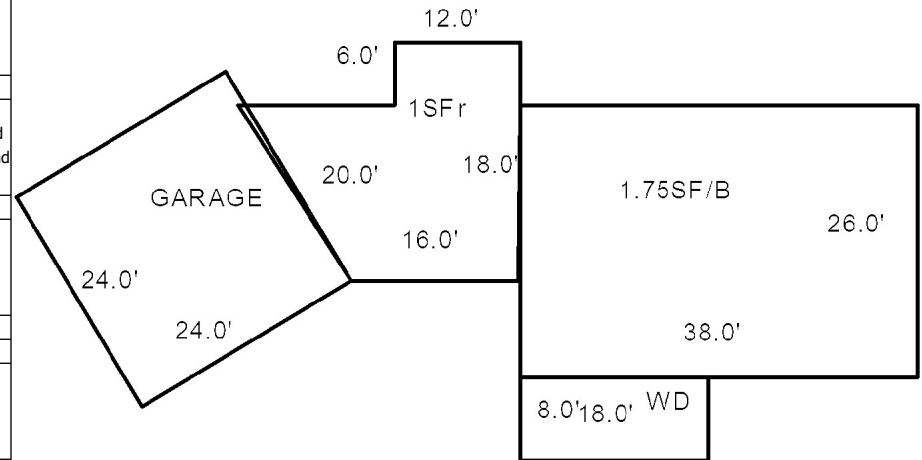
Card 1

Of 1

9/25/2024

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 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 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 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) 988
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 8	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1973	# 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.

IG POOL



Date Inspected 3/15/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	414	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 Open Frame	0	64	0 0	0	0 %	0 %		2.TWO STORY FRAM
23 Frame Garage	0	576	3 100	4	0 %	100 %		3.THREE STORY FR
63 Swimming Pool	0	1	3 100	4	99 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	2016	144	9 100	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 U23-017			Account 1912			Location 37 OAK RIDGE DRIVE			Card 1 Of 1		9/25/2024			
FARRIN JR., KEVIN J 37 OAK RIDGE DRIVE WISCASSET ME 04578				Property Data			Assessment Record							
				Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total			
				Tree Growth Year 0			2011	32,000	151,000	0	183,000			
				FARM LAND YEAR 0			2012	32,000	151,000	10,000	173,000			
				OPEN SPACE YEAR 0			2013	32,000	151,000	10,000	173,000			
B3628P236 B4904P197 B4926P261				Zone/Land Use 16 RESIDENTIAL			2014	32,000	151,000	10,000	173,000			
Previous Owner FEDERAL NATIONAL MORTGAGE ASSOCIATION 1000 BLUE GENTIAN ROAD SUITE 300 EAGAN MT 55121 Sale Date: 9/08/2015				Secondary Zone			2015	32,000	151,000	10,000	173,000			
							2016	32,000	151,000	0	183,000			
				Topography 7 Steep			2017	32,000	151,000	0	183,000			
Previous Owner HOYLE, VICTORIA A. 37 OAKRIDGE ROAD WISCASSET ME 04578 Sale Date: 5/16/2015				1.Level	4.Below St	7.Steep	2018	32,000	151,000	0	183,000			
				2.Rolling	5.Low	8.Rough	2019	32,000	151,000	0	183,000			
				3.Above St	6.Swampy	9.	2020	32,000	151,000	25,000	158,000			
				Utilities 4 Drilled Well 6 Septic System			2021	32,000	151,000	25,000	158,000			
				1.Public	4.Dr Well	7.Cesspool	2022	32,000	151,000	24,000	159,000			
Previous Owner RANTA, ANNA S. 37 OAK RIDGE DRIVE WISCASSET ME 04578 Sale Date: 1/31/2006				2.Water	5.DUG/LAKE	8.	2023	39,900	188,700	25,000	203,600			
				3.Sewer	6.Septic	9.None	2024	39,900	188,700	25,000	203,600			
				Street 1 Paved			Land Data							
				1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes	
				2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code		
3.Gravel	6.Pub Eas	9.NoStreet			%									
TREE GROWTH PLAN 0			11.Regular Lot			1.Open Space								
CONSERV EASE 0			12.Delta Triangle			2.Neighborhood A								
Inspection Witnessed By:				Sale Data			13.Nabla Triangle			3.Topography				
				Sale Date 9/08/2015			14.Rear Land			4.Size/Shape				
				Price 99,900			15.Front Foot			5.Access				
				Sale Type 2 Land & Buildings			Square Foot				6.Restriction			
				1.Land	4.Mobile	7.	16.Regular Lot			%	7.Corner/Locatio			
				17.Secondary Site			%	8.View/Environ						
				18.Secondary Site			%	9.Fract Share						
				19.Condominium			%	Acres						
				20.Base Homesite			%	30.Rear 20+						
				Fract. Acre				%	31.Waterfront Rea					
				21.HS Size Adj	20	1.00	100 %	0	32.Open Space					
				22.Base Waterfron	21	0.65	100 %	0	33.RestrictEsm					
				23.Deep WF Size A			%		34.PASTURE 1					
				Acres			%		35.HORTICULTURAL-					
				24.Base Waterfron			%		36.Pasture 3					
				25.Shallow WF Siz			%		37.Softwood					
				26.Base Water Inf			%		38.Mixed Wood					
				27.Influence W Si			%		39.Hardwood					
				28.Rear Land 1-10			%		40.Wasteland					
				29.Rear Land 11-2			%		41.CAMP SITE					
				Total Acreage		0.65			42.Mobile Home Si					
										43.Condo Site				
										44.Site Improve				
										45.CAMP SITE				
										46.PAVING/00				
WISCASSET														


WISCASSET

Map Lot U23-017

Account 1912

Location 37 OAK RIDGE DRIVE

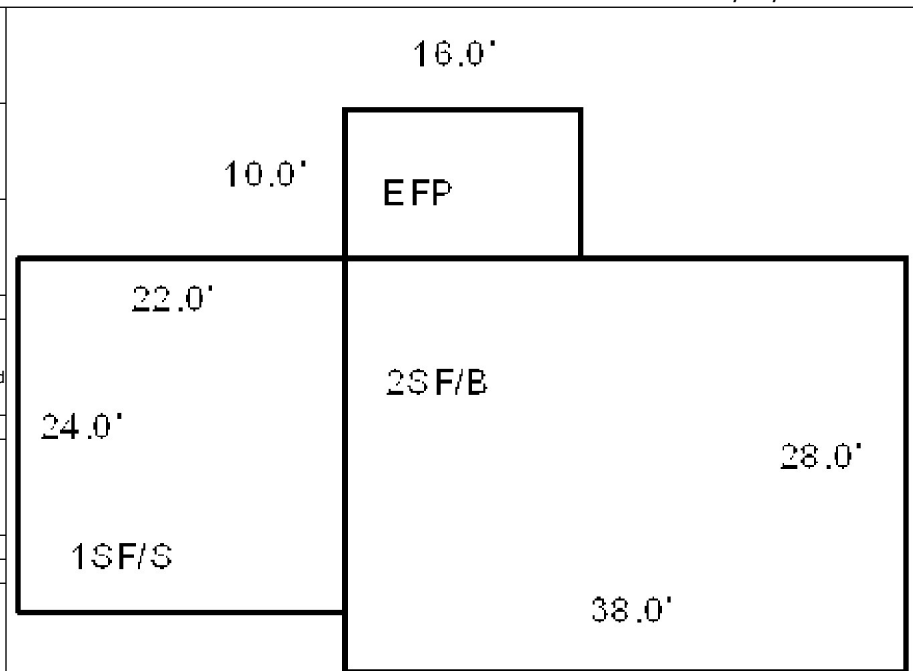
Card 1 Of 1 9/25/2024

Building Style 5 Colonial	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% 7 Electric	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 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 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) 1064
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 1974	# 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 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 12/04/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	1984	160	0 0	0	0 %	0 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



WISCASSET

Property Data			Assessment Record						
Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
			2011	33,900	105,000	10,000	128,900		
Tree Growth Year 0			2012	33,900	105,000	10,000	128,900		
FARM LAND YEAR 0			2013	33,900	105,000	10,000	128,900		
OPEN SPACE YEAR 0			2014	33,900	105,000	10,000	128,900		
Zone/Land Use 16 RESIDENTIAL			2015	33,900	105,000	10,000	128,900		
Secondary Zone			2016	33,900	108,800	15,000	127,700		
			2017	33,900	108,800	20,000	122,700		
Topography 1 Level			2018	33,900	108,800	20,000	122,700		
1.Level	4.Below St	7.Steep	2019	33,900	108,800	20,000	122,700		
2.Rolling	5.Low	8.Rough	2020	33,900	108,800	25,000	117,700		
3.Above St	6.Swampy	9.	2021	33,900	108,800	25,000	117,700		
Utilities 4 Drilled Well 6 Septic System			2022	33,900	108,800	24,000	118,700		
1.Public	4.Dr Well	7.Cesspool	2023	42,400	136,000	25,000	153,400		
2.Water	5.DUG/LAKE	8.	2024	42,400	136,000	25,000	153,400		
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					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			15.Front Foot		%	5.Access			
Price					%	6.Restriction			
Sale Type					%	7.Corner/Locatio			
1.Land	4.Mobile	7.	Square Foot	Square Feet			8.View/Environ		
2.L & B	5.Other	8.			%		9.Fract Share		
3.Building	6.	9.			%		Acres		
Financing					%		30.Rear 20+		
1.Convent	4.Seller	7.			%		31.Waterfront Rea		
2.FHA/VA	5.Private	8.			%		32.Open Space		
3.Assumed	6.Cash	9.Unknown			%		33.RestrictEsm		
Validity			Fract. Acre	Acreage/Sites			34.PASTURE 1		
1.Valid	4.Split	7.Renovate			20	100	%	0	35.HORTICULTURAL-
2.Related	5.Partial	8.Other			21	100	%	0	36.Pasture 3
3.Distress	6.Exempt	9.Foreclose			28	100	%	0	37.Softwood
Verified			24.Base Waterfron		%		38.Mixed Wood		
1.Buyer	4.Agent	7.Family	25.Shallow WF Siz		%		39.Hardwood		
2.Seller	5.Pub Rec	8.Other	26.Base Water Inf		%		40.Wasteland		
3.Lender	6.MLS	9.	27.Influence W Si		%		41.CAMP SITE		
			28.Rear Land 1-10	Total Acreage 1.47			42.Mobile Home Si		
			29.Rear Land 11-2				43.Condo Site		
							44.Site Improveme		
							45.CAMP SITE		
							46.PAVING/00		

WISCASSET

Map Lot U23-018

Account 1913

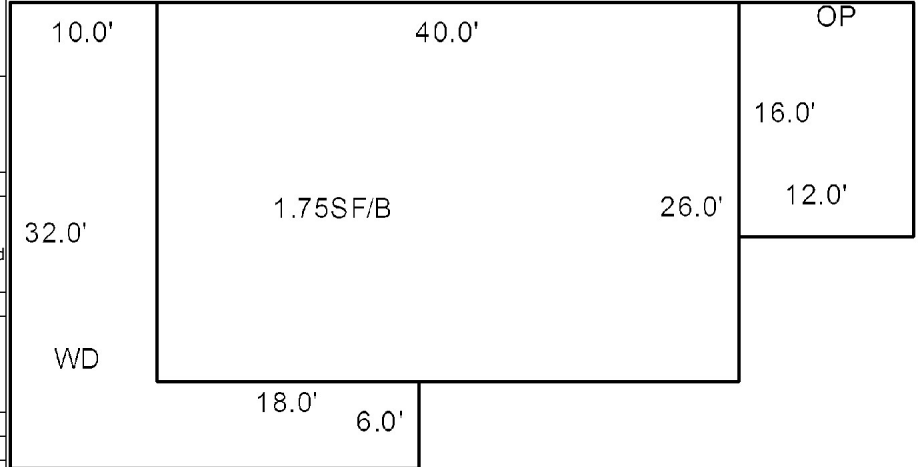
Location 11 OAK RIDGE DRIVE

Card 1 Of 1 9/25/2024

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% 7 Electric			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.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 5 T-111			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) 1040		
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 1977			# 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.	<div><p>TRIO Software <i>A Division of Harris Computer Systems</i></p></div>					
2.C Block	5.Slab	8.						
3.Br/Stone	6.Piers	9.						
Basement 4 Full Basement								
1.1/4 Bmt	4.Full Bmt	7.						
2.1/2 Bmt	5.None	8.						
3.3/4 Bmt	6. 9.None							
Bsmt Gar # Cars 0								
Wet Basement 1 Dry Basement								
1.Dry	4. 7.							
2.Damp	5. 8.							
3.Wet	6. 9.							

Date Inspected 3/27/2007

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
68 Wood Deck	0	428	0 0	0	0 %	0 %		3.THREE STORY FR
21 Open Frame	2015	192	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 U23-019			Account 1914	Location 5 OAK RIDGE DRIVE			Card 1		Of 1	9/25/2024	
HARDWICK, LINDA K WISCASSET ME 04578				Property Data			Assessment Record				
				Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total
				Tree Growth Year 0			2011	32,700	163,900	0	196,600
				FARM LAND YEAR 0			2012	32,700	163,900	0	196,600
				OPEN SPACE YEAR 0			2013	32,700	163,900	10,000	186,600
B4456P248 B4823P257				Zone/Land Use 16 RESIDENTIAL			2014	32,700	163,900	10,000	186,600
Previous Owner HARDWICK, LINDA K. & COLIN P. HOPKINS, IMOGENE				Secondary Zone			2015	32,700	163,900	10,000	186,600
							2016	32,700	158,100	15,000	175,800
WISCASSET ME 04578				Topography 1 Level			2017	32,700	158,100	20,000	170,800
Sale Date: 5/27/2014				1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	32,700	158,100	20,000	170,800
Previous Owner MARTIN, MITCHELL B. J/T MARTIN, RUTH A.							2019	32,700	158,100	20,000	170,800
							Utilities 4 Drilled Well 6 Septic System			2020	32,700
WISCASSET ME 04578				1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	32,700	158,100	25,000	165,800
							Sale Date: 11/02/2011				2022
Previous Owner FRYE, ELIZABETH A. C/O MITCH MARTIN 5 OAK RIDGE DRIVE WISCASSET ME 04578 Sale Date: 9/08/2009				Street 1 Paved			2023	40,900	197,700	25,000	213,600
							2024	40,900	197,700	25,000	213,600
				TREE GROWTH PLAN 0			Land Data				
				CONSERV EASE 0			Front Foot		Type	Effective	
Sale Data			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot			Frontage	Depth	Factor	Code		
						Square Feet					
								%			
								%			
								%			
Sale Date 5/27/2014			Square Foot					%			
Price 169,000								%			
Sale Type 2 Land & Buildings								%			
1.Land 4.Mobile 7.								%			
2.L & B 5.Other 8.								%			
3.Building 6. 9.					%						
Financing 9 Unknown			Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2			Acreage/Sites					
1.Convent 4.Seller 7.						20	1.00	100	%	0	
2.FHA/VA 5.Private 8.						21	0.91	100	%	0	
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.					%						
WISCASSET					Total Acreage 0.91						

WISCASSET

Map Lot U23-019


Account 1914

Location 5 OAK RIDGE DRIVE

Card 1

Of 1

9/25/2024

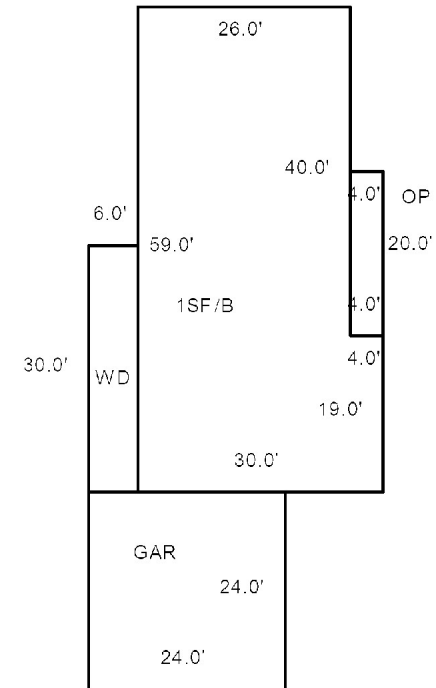
Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 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) 1610
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 1985	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/17/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	0	576	0 0	0	0 %	0 %	
68 Wood Deck	0	180	0 0	0	0 %	0 %	
21 Open Frame	0	80	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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



Map Lot U23-020			Account 1915			Location 32 OAK RIDGE DRIVE			Card 1 Of 1			9/25/2024			
BELANGER, RICHARD R 32 OAK RIDGE DRIVE WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	32,300	109,000	0	141,300		
						FARM LAND YEAR 0			2012	32,300	109,000	0	141,300		
						OPEN SPACE YEAR 0			2013	32,300	109,000	0	141,300		
B5331P210						Zone/Land Use 16 RESIDENTIAL			2014	32,300	109,000	0	141,300		
Previous Owner WALLACE, STEPHEN P WALLACE, DEBORAH A						Secondary Zone			2015	32,300	109,000	0	141,300		
									2016	32,300	109,000	0	141,300		
WISCASSET ME 04578 Sale Date: 11/28/2018						Topography 1 Level			2017	32,300	109,000	0	141,300		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	32,300	109,000	0	141,300		
						Utilities 4 Drilled Well 6 Septic System			2019	32,300	109,000	0	141,300		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	32,300	109,000	0	141,300		
						Street 1 Paved			2021	32,300	109,000	0	141,300		
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	32,300	109,000	0	141,300		
									2023	40,300	136,200	0	176,500		
									2024	40,300	136,200	0	176,500		
						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		8.View/Environ											
		9.Fract Share		9.Fract Share											
		Acres		Acres											
		30.Rear 20+		30.Rear 20+											
								31.Waterfront Rea		31.Waterfront Rea					
								32.Open Space		32.Open Space					
								33.RestrictEsm		33.RestrictEsm					
								34.PASTURE 1		34.PASTURE 1					
								35.HORTICULTURAL-		35.HORTICULTURAL-					
								36.Pasture 3		36.Pasture 3					
								37.Softwood		37.Softwood					
								38.Mixed Wood		38.Mixed Wood					
								39.Hardwood		39.Hardwood					
								40.Wasteland		40.Wasteland					
								41.CAMP SITE		41.CAMP SITE					
								42.Mobile Home Si		42.Mobile Home Si					
								43.Condo Site		43.Condo Site					
								44.Site Improve		44.Site Improve					
								45.CAMP SITE		45.CAMP SITE					
								46.PAVING/00		46.PAVING/00					
Notes: 2005-THE GARAGE IS NOW A ONE STORY FRAME ON A SLAB. 10/19/07-TRANSFER HOMESTEAD TO 18 BROWN ROAD.						Fract. Acre		Acreege/Sites							
						21.HS Size Adj		20	1.00	100	%	0			
						22.Base Waterfron		21	0.75	100	%	0			
						23.Deep WF Size A									
						Acres									
						24.Base Waterfron									
						25.Shallow WF Siz									
						26.Base Water Inf									
						27.Influence W Si									
						28.Rear Land 1-10									
						29.Rear Land 11-2									
WISCASSET								Total Acreage		0.75					

WISCASSET

Map Lot U23-020


Account 1915

Location 32 OAK RIDGE DRIVE

Card 1

Of 1

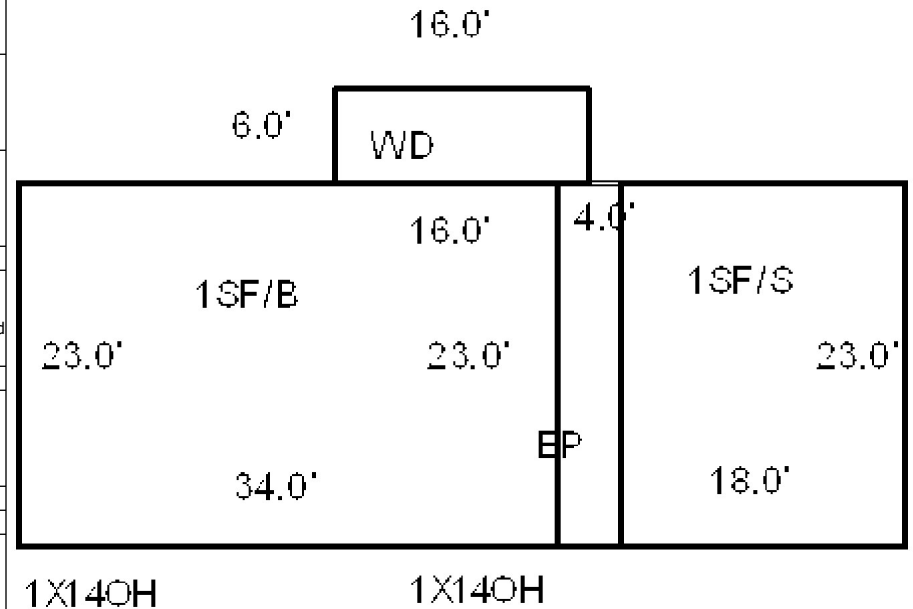
9/25/2024

Building Style 3 Raised Ranch	SF Bsmt Living 665	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% 8 Floor/Wall Unit	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) 782
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 1	Phys. % Good 0%
Year Built 1978	# 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 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 8/11/2008

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	0	92	0 0	0	0 %	0 %		1.ONE STORY FRAM
1 ONE STORY	0	414	0 0	0	0 %	0 %		2.TWO STORY FRAM
26 1SFr Overhang	0	26	0 0	0	0 %	0 %		3.THREE STORY FR
24 Frame Shed	2008	64	3 100	4	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	2007	96	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 U23-021

Account 1916

Location 32 OAK RIDGE WEST

Card 1 Of 1 9/25/2024

WHITNEY, LAURA G
BREWER, MATTHEW R
32 OAK RIDGE WEST
WISCASSET ME 04578

B5779P80
Previous Owner
HARBISON, WARREN G
HARBISON, LYNNE K

WISCASSET ME 04578
Sale Date: 9/17/2021

Property Data

Neighborhood **108 SOUTHWEST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **16 RESIDENTIAL**

Secondary Zone

Topography **1 Level**

1.Level 4.Below St 7.Steep
2.Rolling 5.Low 8.Rough
3.Above St 6.Swampy 9.

Utilities **4 Drilled Well 6 Septic System**

1.Public 4.Dr Well 7.Cesspool
2.Water 5.DUG/LAKE 8.
3.Sewer 6.Septic 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.
2.Semi Imp 5.Private 8.
3.Gravel 6.Pub Eas 9.NoStreet

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **9/17/2021**

Price **185,000**

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

2011 32,100 90,000 10,000 112,100

2012 32,100 90,000 10,000 112,100

2013 32,100 90,000 16,000 106,100

2014 32,100 90,000 16,000 106,100

2015 32,100 90,000 16,000 106,100

2016 32,100 90,000 21,000 101,100

2017 32,100 90,000 26,000 96,100

2018 32,100 90,000 26,000 96,100

2019 32,100 90,000 26,000 96,100

2020 32,100 90,000 31,000 91,100

2021 32,100 90,000 31,000 91,100

2022 32,100 90,000 0 122,100

2023 40,100 112,400 0 152,500

2024 40,100 112,400 0 152,500

Land Data

Front Foot

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

Type

Effective

Influence

Influence Codes

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

Acres/Sites

Total Acreage 0.70

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

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

WISCASSET

WISCASSET

Map Lot U23-021

Account 1916

Location 32 OAK RIDGE WEST

Card 1

Of 1

9/25/2024

Building Style 2 Ranch	SF Bsmt Living 684	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% 8 Floor/Wall Unit	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 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) 912
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 1973	# 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 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 3/30/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	288	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- ONE STORY FRAM
- TWO STORY FRAM
- THREE STORY FR
- 1 & 1/2 STORY
- 1 & 3/4 STORY
- 2 & 1/2 STORY
- Open Frame Por
- Encl Frame Por
- Frame Garage
- Frame Shed
- Frame Bay Wind
- 1SFr Overhang
- Unfin Basement
- Unfinished Att
- Finished Attic

18.0'

16.0'

WD

1SF/B

24.0'

38.0'



Card 1 Of 1 9/25/2024

WISCASSET

Property Data			Assessment Record				
Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total
			2011	32,400	97,000	10,000	119,400
Tree Growth Year 0			2012	32,400	97,000	10,000	119,400
FARM LAND YEAR 0			2013	32,400	97,000	10,000	119,400
OPEN SPACE YEAR 0			2014	32,400	97,000	10,000	119,400
Zone/Land Use 16 RESIDENTIAL			2015	32,400	97,000	10,000	119,400
Secondary Zone			2016	32,400	97,000	15,000	114,400
			2017	32,400	97,000	20,000	109,400
Topography 1 Level			2018	32,400	97,000	20,000	109,400
1.Level	4.Below St	7.Steep	2019	32,400	97,000	20,000	109,400
2.Rolling	5.Low	8.Rough	2020	32,400	97,000	25,000	104,400
3.Above St	6.Swampy	9.	2021	32,400	97,000	25,000	104,400
Utilities 1 All Public			2022	32,400	97,000	0	129,400
1.Public	4.Dr Well	7.Cesspool	2023	40,500	121,300	0	161,800
2.Water	5.DUG/LAKE	8.	2024	40,500	121,300	0	161,800
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 10/06/2021							
Price 201,000							
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 U23-022

Account 1917

Location 5 OAK RIDGE WEST

Card 1 Of 1 9/25/2024

Building Style 3 Raised 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% 7 Electric	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) 1200
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 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 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 1		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 12/04/2206

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
26 1SFr Overhang	0	42	0 0	0	0 %	0 %		1.ONE STORY FRAM
22 Encl Frame Porch	0	144	0 0	0	0 %	0 %		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

12.0'
12.0'

EFP

1SF/B
25.0'

48.0'

1X24OH

1X18OH



Map Lot U23-023			Account 1918			Location 36 OAK RIDGE DRIVE			Card 1 Of 1			9/25/2024								
DATTILO, MONICA A J/T DATTILO, GIUSEPPE A WOBURN MA 01801						Property Data			Assessment Record											
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total							
						Tree Growth Year 0			2011	32,200	99,000	0	131,200							
						FARM LAND YEAR 0			2012	32,200	99,000	0	131,200							
						OPEN SPACE YEAR 0			2013	32,200	99,000	0	131,200							
B4231P303						Zone/Land Use 16 RESIDENTIAL			2014	32,200	99,000	0	131,200							
Previous Owner MILLS, GLENN A.						Secondary Zone			2015	32,200	99,000	0	131,200							
									2016	32,200	99,000	0	131,200							
36 OAK RIDGE DRIVE WISCASSET ME 04578 Sale Date: 12/11/2009						Topography 2 Rolling			2017	32,200	99,000	0	131,200							
Previous Owner MILLS, WESLEY R. (J/T) MILLS, CAROLYN G.						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	32,200	99,000	0	131,200							
						Utilities 3 Public Sewer			2019	32,200	99,000	0	131,200							
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	32,200	99,000	0	131,200							
EDGECOMB ME 04556 Sale Date: 9/30/2004						Street 1 Paved			2021	32,200	99,000	0	131,200							
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	32,200	99,000	0	131,200							
						TREE GROWTH PLAN 0 CONSERV EASE 0			2023	40,200	123,800	0	164,000							
Inspection Witnessed By:						Sale Date 12/11/2009			2024	40,200	123,800	0	164,000							
						Price 158,000			Land Data											
X						Sale Type 2 Land & Buildings			Front Foot		Type	Effective		Influence		Influence Codes				
						1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6.			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot			Frontage	Depth	Factor	Code	1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres				
No./Date						Description						Date Insp.								
Notes: 2002-VETERANS AFFAIRS SOLD TO MILLS FORMER BK2382 PG0337, BK2768 PG0064 FOR \$43,500 2005-FORMER OWNER: WESLEY & CAROLYN MILLS BK2787 PG94. 2010-Former Owner: Glenn A. Mills BK3372 Pg99, bought 9/30/2004 for \$87,000.						Financing 9 Unknown			Square Foot		Square Feet						30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3			
						1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite										37.Software 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si	
						Validity 1 Arms Length Sale			Fract. Acre				Acreeage/Sites						43.Condo Site 44.Site Improveve 45.CAMP SITE 46.PAVING/00	
						1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose			21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		20		1.00		100		%		0	
						Verified 5 Public Record			Acres		21		0.73		100		%		0	
						1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2											
WISCASSET								Total Acreeage		0.73										


WISCASSET

Map Lot U23-023

Account 1918

Location 36 OAK RIDGE DRIVE

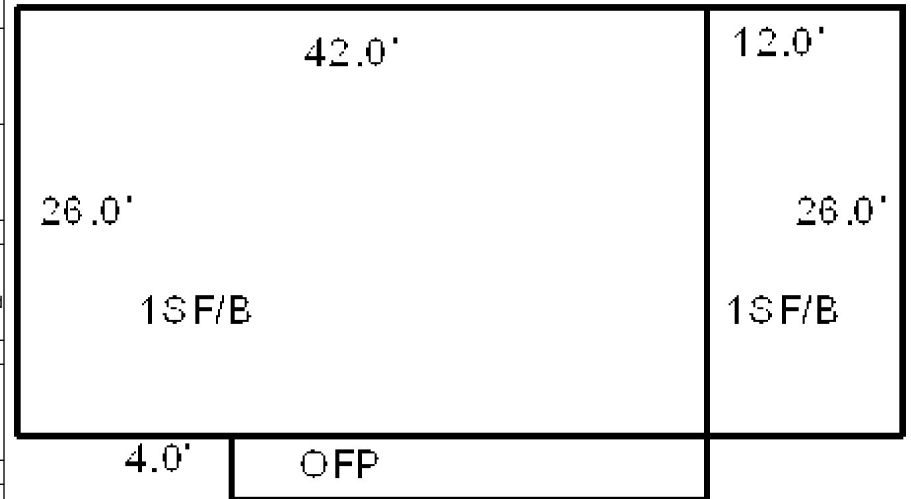
Card 1 Of 1 9/25/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1092
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1980	# 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 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 12/04/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	116	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 Open Frame	0	312	0 0	0	0 %	0 %		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 U23-024			Account 1919			Location 43 OAK RIDGE DRIVE			Card 1		Of 1		9/25/2024		
PATEL, NIMESH A J/T PATEL, SONAL P 170 GORE STREET, UNIT 402 CAMBRIDGE MA 02141 B3346P9					Property Data			Assessment Record							
					Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total			
					Tree Growth Year 0			2011	32,000	115,100	0	147,100			
					FARM LAND YEAR 0			2012	32,000	115,100	0	147,100			
					OPEN SPACE YEAR 0			2013	32,000	115,100	0	147,100			
Previous Owner LACH, WALTER A. LACH, LARAINÉ D. C/O NIMESH A. & SONAL P. PATEL CAMBRIDGE MA 02141 Sale Date: 8/16/2004					Zone/Land Use 16 RESIDENTIAL			2014	32,000	115,100	0	147,100			
					Secondary Zone			2015	32,000	115,100	0	147,100			
								2016	32,000	115,100	0	147,100			
					Topography 2 Rolling			2017	32,000	115,100	0	147,100			
					1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	32,000	115,100	0	147,100			
2019	32,000	115,100	0	147,100											
Utilities 4 Drilled Well 3 Public Sewer			2020	32,000				115,100	0	147,100					
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	32,000				115,100	0	147,100					
Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	32,000				115,100	0	147,100					
			2023	40,000	143,900	0	183,900								
			2024	40,000	143,900	0	183,900								
			Land Data												
			Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00					
Frontage	Depth	Factor				Code									
		%													
		%													
		%													
		%													
		%													
		%													
Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Square Feet												
				%											
				%											
				%											
				%											
				%											
				%											
				%											
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2			Acreage/Sites												
			20	1.00	100	%	0								
			21	0.66	100	%	0								
					%										
					%										
					%										
Total Acreage 0.66															


WISCASSET

Map Lot U23-024

Account 1919

Location 43 OAK RIDGE DRIVE

Card 1 Of 1 9/25/2024

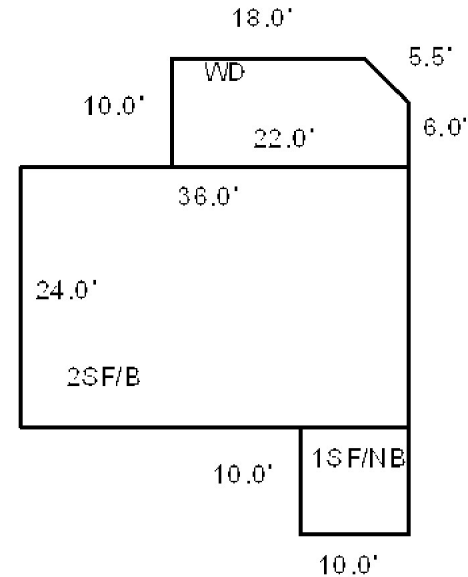
Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 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) 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 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 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 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 3/24/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	160	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	0	205	0 0	0	0 %	0 %		2.TWO STORY FRAM
23 Frame Garage	0	576	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

GARAGE 24X24



Map Lot U23-025			Account 1920			Location 34 ACORN ROAD			Card 1 Of 1			9/25/2024			
BRADFORD, CAROL L (TRUSTEE) MILLEY, GLENN P. (TRUSTEE) WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	34,100	218,000	10,000	242,100		
						FARM LAND YEAR 0			2012	34,100	218,000	10,000	242,100		
						OPEN SPACE YEAR 0			2013	34,100	218,000	10,000	242,100		
B3275P36 B5264P172						Zone/Land Use 16 RESIDENTIAL			2014	34,100	218,000	10,000	242,100		
Previous Owner BRADFORD, CAROL L.						Secondary Zone			2015	34,100	218,000	10,000	242,100		
									2016	34,100	218,000	15,000	237,100		
34 ACORN ROAD WISCASSET ME 04578 Sale Date: 4/26/2004						Topography 1 Level			2017	34,100	218,000	20,000	232,100		
Previous Owner LANE, SCOTT A						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	34,100	218,000	20,000	232,100		
						2019			34,100	234,500	20,000	248,600			
34 ACORN ROAD WISCASSET ME 04578						Utilities 8 3 Public Sewer			2020	34,100	234,500	25,000	243,600		
						2021			34,100	234,500	25,000	243,600			
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2022	34,100	234,500	24,000	244,600		
						2023			42,700	293,100	25,000	310,800			
Inspection Witnessed By:						Street 1 Paved			2024	42,700	293,100	25,000	310,800		
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			Land Data						
X						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					
Date						Square Foot			Square Feet				6.Restriction		
											%	7.Corner/Locatio			
16.Regular Lot									%	8.View/Environ					
17.Secondary Site									%	9.Fract Share					
18.Secondary Site									%	Acres					
19.Condominium									%	30.Rear 20+					
20.Base Homesite									%	31.Waterfront Rea					
Notes:						Fract. Acre			Acreage/Sites				32.Open Space		
											%	33.RestrictEsm			
21.HS Size Adj				20	1.00				100	%	0	34.PASTURE 1			
22.Base Waterfron				21	1.00				100	%	0	35.HORTICULTURAL-			
23.Deep WF Size A				28	0.57				100	%	0	36.Pasture 3			
Acres									%			37.Softwood			
24.Base Waterfron									%			38.Mixed Wood			
2001-J/T SEVERED PREVIOUS BK2321 PG0322						Total Acreage			1.57				39.Hardwood		
											%			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			
2004-FIXED DIMENSIONS PER DEED BK3028 PG226 & 228.						Total Acreage			1.57				46.PAVING/00		
											%				
2005-FORMER OWNER: CAROL L. BRADFORD BK3028 PG228									%						
FOR \$199,000.									%						
									%						
									%						
									%						
WISCASSET						Total Acreage			1.57						
											%				
									%						
									%						
									%						
									%						
									%						

WISCASSET

Map Lot U23-025


Account 1920

Location 34 ACORN ROAD

Card 1

Of 1

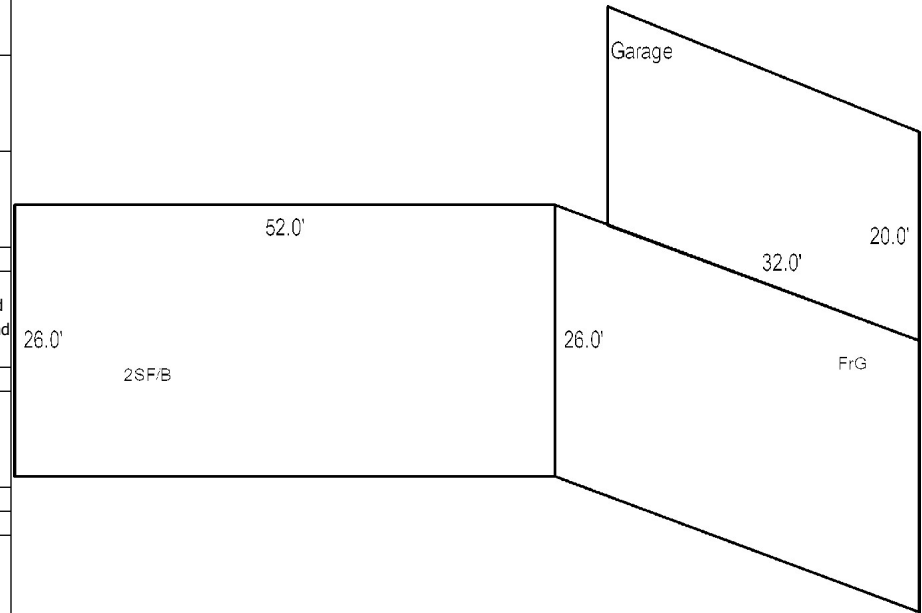
9/25/2024

Building Style 5 Colonial	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 2	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 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) 1352
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 1985	# 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 12/04/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	65	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	0	768	0 0	0	0 %	0 %		2.TWO STORY FRAM
23 Frame Garage	2018	640	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 U23-025-A			Account 1921			Location 10 ACORN ROAD			Card 1 Of 1		9/25/2024		
VINCENT, JEANNETTE L J/T VINCENT, KEVIN N WISCASSET ME 04578						Property Data			Assessment Record				
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total
						Tree Growth Year 0			2011	33,500	124,400	10,000	147,900
						FARM LAND YEAR 0			2012	33,500	124,400	10,000	147,900
						OPEN SPACE YEAR 0			2013	33,500	124,400	10,000	147,900
B3557P263						Zone/Land Use 16 RESIDENTIAL			2014	33,500	124,400	10,000	147,900
Previous Owner CARPENTIER, GEORGE M. CARPENTIER, THERESE P.						Secondary Zone			2015	33,500	124,400	10,000	147,900
									2016	33,500	126,100	15,000	144,600
WISCASSET ME 04578						Topography 2 Rolling 3 Above Street			2017	33,500	126,100	20,000	139,600
Sale Date: 9/21/2005						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	33,500	126,100	20,000	139,600
									2019	33,500	126,100	20,000	139,600
						Utilities 4 Drilled Well 3 Public Sewer			2020	33,500	126,100	25,000	134,600
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	33,500	126,100	25,000	134,600
						Street 1 Paved			2022	33,500	126,100	24,000	135,600
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2023	41,900	157,700	25,000	174,600
									2024	41,900	157,700	25,000	174,600
									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	
X						13.Nabla Triangle						%	3.Topography
						14.Rear Land						%	4.Size/Shape
						15.Front Foot						%	5.Access
												%	6.Restriction
Date												%	7.Corner/Locatio
												%	8.View/Environ
												%	9.Fract Share
												%	Acres
No./Date						Square Foot		Square Feet					30.Rear 20+
						16.Regular Lot				%			31.Waterfront Rea
						17.Secondary Site				%			32.Open Space
						18.Secondary Site				%			33.RestrictEsm
Description						19.Condominium				%			34.PASTURE 1
						20.Base Homesite				%			35.HORTICULTURAL-
										%			36.Pasture 3
										%			37.Softwood
Notes:						Fract. Acre		Acreage/Sites					38.Mixed Wood
						21.HS Size Adj		20	1.00	100 %	0	39.Hardwood	
						22.Base Waterfron		21	1.00	100 %	0	40.Wasteland	
						23.Deep WF Size A		28	0.25	100 %	0	41.CAMP SITE	
Acres						24.Base Waterfron				%			42.Mobile Home Si
						25.Shallow WF Siz				%			43.Condo Site
						26.Base Water Inf				%			44.Site Improve
						27.Influence W Si				%			45.CAMP SITE
Total Acreage 1.25						28.Rear Land 1-10							46.PAVING/00
						29.Rear Land 11-2							
WISCASSET													


WISCASSET

Map Lot U23-025-A

Account 1921

Location 10 ACORN ROAD

Card 1 Of 1 9/25/2024

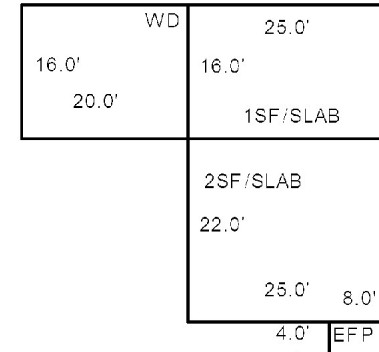
Building Style 6 Split Level	SF Bsmt Living 550	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 3 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 8 Floor/Wall Unit	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 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 5 T-111	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) 550
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 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1983	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmoint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 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 3/17/2007

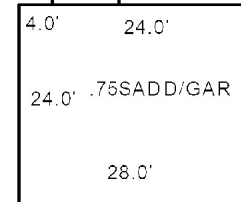
Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	400	0 0	0	0 %	0 %		1.ONE STORY FRAM
92 3/4S AD/GAR.....	0	672	0 0	0	0 %	100 %		2.TWO STORY FRAM
22 Encl Frame Porch	0	32	0 0	0	0 %	0 %		3.THREE STORY FR
68 Wood Deck	2015	320	9 100	4	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	0	64	2 100	2	0 %	100 %		5.1 & 3/4 STORY
24 Frame Shed	2015	160	2 100	4	0 %	100 %		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Shed
16.0'
10.0'



SHED 8X8=64



Map Lot U23-026			Account 1922			Location 42 OAK RIDGE DRIVE			Card 1 Of 1			9/25/2024			
HALLE, TIMOTHY L D WISCASSET ME 04578 B4552P100						Property Data			Assessment Record						
						Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2011	32,200	125,900	0	158,100		
						FARM LAND YEAR 0			2012	32,200	125,900	0	158,100		
						OPEN SPACE YEAR 0			2013	32,200	125,900	0	158,100		
Previous Owner FELTIS, MICHAEL D. T/C FELTIS, JULIE M. C/O TIMOTHY L. D. HALLE OLD ORCHARD BEACH ME 04064 Sale Date: 7/27/2012						Zone/Land Use 16 RESIDENTIAL			2014	32,200	125,900	0	158,100		
						Secondary Zone			2015	32,200	125,900	0	158,100		
									2016	32,200	125,900	0	158,100		
						Topography 2 Rolling			2017	32,200	125,900	0	158,100		
						Previous Owner MERCER, JR., EDWARD LEE MERCER, ANGELA GAYLE WISCASSET ME 04578 Sale Date: 4/01/2004			1.Level 4.Below St 7.Steep	2018	32,200	125,900	0	158,100	
2.Rolling 5.Low 8.Rough	2019	32,200	125,900	20,000	138,100										
3.Above St 6.Swampy 9.	2020	32,200	125,900	25,000	133,100										
Utilities 3 Public Sewer	2021	32,200	125,900	25,000	133,100										
1.Public 4.Dr Well 7.Cesspool	2022	32,200	125,900	24,000	134,100										
			2.Water 5.DUG/LAKE 8.	2023	40,200	157,400	25,000	172,600							
			3.Sewer 6.Septic 9.None	2024	40,200	157,400	25,000	172,600							
			Land Data												
			Front Foot		Type	Effective		Influence		Influence Codes					
						Frontage	Depth	Factor	Code						
		%				1.Open Space									
		%				2.Neighborhood A									
		%				3.Topography									
		%				4.Size/Shape									
		%				5.Access									
		%				6.Restriction									
		%				7.Corner/Locatio									
		%				8.View/Environ									
Square Foot			Square Feet			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		0.73											

Inspection Witnessed By:		
X _____ Date _____		
No./Date	Description	Date Insp.
Notes: 2ND BILLING 2004-CHANGED NAME TO NEW OWNER SO THAT BILL WOULD BE DELIVERED TO CORRECT ADDRESS. FORMER OWNER EDWARD L. MERCER, JR. & ANGELA G. MERCER BK2375 PG0309. 2005-CORRECTED # STORIES AND ADDED BATH 2012-Per deed changed from joint tenancy to tenants in common. 2013-Former owner: Michael Feltis and Julie Libby BK3264 PG11, bought 4/1/04 for \$178,000. Sold to Timothy L. D. Halle WISCASSET ME 04578 for \$160,250.		

WISCASSET

Map Lot U23-026

Account 1922

Location 42 OAK RIDGE DRIVE

Card 1

Of 1

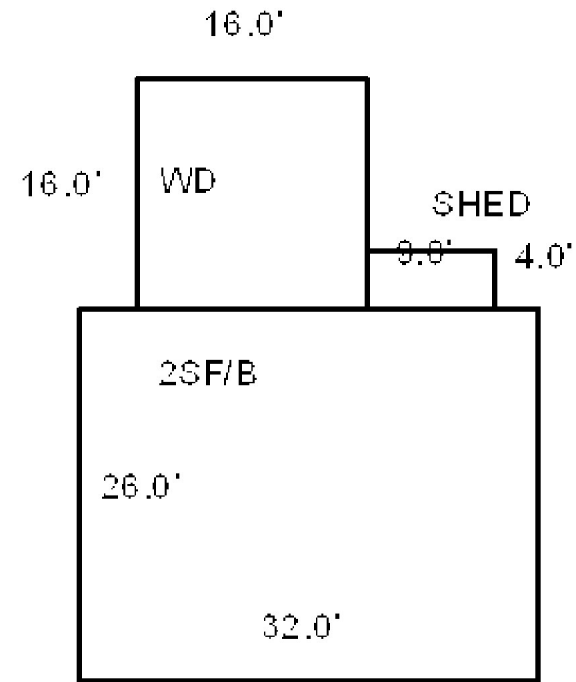
9/25/2024

Building Style 5 Colonial	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 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 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) 832
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 1985	# 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 12/04/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	192	0 0	0	0 %	0 %		1.ONE STORY FRAM
24 Frame Shed	0	36	0 0	0	0 %	0 %		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



GARDNER, CLAIRE B
SUTTER, SUSAN J
992 ALNA ROAD
ALNA ME 04535

B5988P248

Previous Owner
BAILEY JR., JOHN E. J/T
BAILEY, MELISSA ANN

WISCASSET ME 04578
Sale Date: 4/07/2017

Previous Owner
STUBBS, LAURA A.

554 HARRINGTON ROAD
PEMAQUID ME 04558
Sale Date: 3/22/2012

Previous Owner
STUBBS, RICHARD L. J/T
STUBBS, LAURA A.

WISCASSET ME 04578
Sale Date: 1/21/2007

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'15 nah add shed.

2006-DEED CREATING JOINT TENANCY. PREVIOUS BK974
PG202.

2007-RICHARD STUBBS PASSED AWAY 1/21/2007

2012-Former owner: Laura Stubbs BK3644 PG69 (2006).

WISCASSET

Property Data

Neighborhood	108 SOUTHWEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	16 RESIDENTIAL		
Secondary Zone			
Topography		1 Level	
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	3 Public Sewer	8	
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	4/07/2017		
Price	197,400		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convert	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	32,000	137,000	10,000	159,000
2012	32,000	137,000	10,000	159,000
2013	32,000	137,000	10,000	159,000
2014	32,000	137,000	10,000	159,000
2015	32,000	138,200	10,000	160,200
2016	32,000	138,200	15,000	155,200
2017	32,000	138,200	20,000	150,200
2018	32,000	138,200	0	170,200
2019	32,000	138,200	0	170,200
2020	32,000	138,200	0	170,200
2021	32,000	138,200	0	170,200
2022	32,000	138,200	0	170,200
2023	40,000	172,800	0	212,800
2024	40,000	172,800	0	212,800

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
Square Foot		Square Feet				Acres
16.Regular Lot				%		30.Rear 20+
17.Secondary Site				%		31.Waterfront Rea
18.Secondary Site				%		32.Open Space
19.Condominium				%		33.RestrictEsm
20.Base Homesite				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
Fract. Acre		Acreage/Sites				37.Softwood
21.HS Size Adj	20	1.00	100	%	0	38.Mixed Wood
22.Base Waterfron	21	0.67	100	%	0	39.Hardwood
23.Deep WF Size A				%		40.Wasteland
Acres				%		41.CAMP SITE
24.Base Waterfron				%		42.Mobile Home Si
25.Shallow WF Siz				%		43.Condo Site
26.Base Water Inf				%		44.Site Improve
27.Influence W Si				%		45.CAMP SITE
28.Rear Land 1-10						
29.Rear Land 11-2						
		Total Acreage		0.67		

WISCASSET

Map Lot U23-027

Account 1923

Location 16 ACORN ROAD

Card 1 Of 1 9/25/2024

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 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) 1144
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 1980	# 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 3 3/4 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 3/24/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	192	0 0	0	0 %	0 %	
26 1SFr Overhang	0	44	0 0	0	0 %	0 %	
24 Frame Shed	2015	256	2 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

Shed
16.0'
16.0'

16.0'
12.0'
WD

1.5 SF/B

26.0'

44.0'



PONTAU, SCOTT A PONTAU, RICHELLE L WISCASSET ME 04578			Property Data			Assessment Record					
			Neighborhood 108 SOUTHWEST			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2011	32,800	100,700	10,000	123,500	
			FARM LAND YEAR 0			2012	32,800	100,700	10,000	123,500	
			OPEN SPACE YEAR 0			2013	32,800	100,700	10,000	123,500	
B1045P67			Zone/Land Use 16 RESIDENTIAL			2014	32,800	100,700	10,000	123,500	
			Secondary Zone			2015	32,800	100,700	10,000	123,500	
						2016	32,800	100,700	15,000	118,500	
			Topography 1 Level			2017	32,800	100,700	20,000	113,500	
						2018	32,800	100,700	20,000	113,500	
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2019	32,800	100,700	20,000	113,500	
			Utilities 4 Drilled Well 3 Public Sewer			2020	32,800	100,700	25,000	108,500	
						2021	32,800	100,700	25,000	108,500	
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2022	32,800	100,700	24,000	109,500	
						2023	41,000	126,600	25,000	142,600	
			Street 1 Paved			2024	41,000	126,600	25,000	142,600	
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			Land Data					
			Front Foot		Type	Effective		Influence		Influence Codes	
			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot			Frontage	Depth	Factor	Code	1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share 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								
		20	1.00		100	%	0				
		21	0.92		100	%	0				
				%							
				%							
24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1~10 29.Rear Land 11~2				%							
				%							
				%							
				%							
				%							
Inspection Witnessed By:					Total Acreage		0.92				
X			Date								
No./Date	Description		Date Insp.								
Notes:											
6/6/23 NAH, ADD NEW SHED											
WISCASSET											

WISCASSET

Map Lot U23-028

Account 1924

Location 268 OLD BATH ROAD

Card 1

Of 1

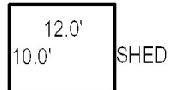
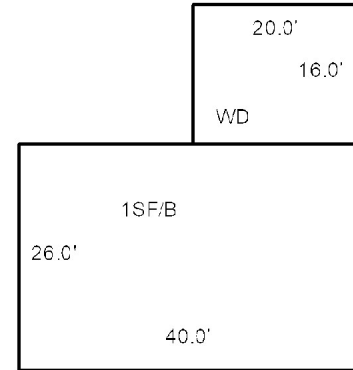
9/25/2024

Building Style 2 Ranch	SF Bsmt Living 416	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% 8 Floor/Wall Unit	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) 1040
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 1981	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/30/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	320	0 0	0	0 %	0 %	
24 Frame Shed	0	80	3 100	4	0 %	100 %	
22 Encl Frame Porch	0	30	0 0	0	0 %	0 %	
24 Frame Shed	2022	120	2 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



SHED 8X10



Map Lot U23-029

Account 1925

Location 258 OLD BATH ROAD

Card 1 Of 1 9/25/2024

CROXFORD, LANCE WAYNE J/T
ROGERS SR., TROY RANDALL
285 OLD BATH ROAD
WISCASSET ME 04578

B1665P334 B4563P267

Previous Owner
CROXFORD, LANCE WAYNE

PO BOX 15
WISCASSET ME 04578
Sale Date: 8/24/2012

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:
2013-Added joint tenant.

WISCASSET

Property Data

Neighborhood	108 SOUTHWEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	16 RESIDENTIAL		
Secondary Zone			
Topography	1 Level		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	9 NoWater/NoSewer		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	8/24/2012		
Price			
Sale Type	1 Land Only		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	2 Related Parties		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	37,100	0	0	37,100
2012	37,100	0	0	37,100
2013	37,100	0	0	37,100
2014	37,100	0	0	37,100
2015	37,100	0	0	37,100
2016	37,100	0	0	37,100
2017	37,100	0	0	37,100
2018	37,100	0	0	37,100
2019	37,100	0	0	37,100
2020	37,100	0	0	37,100
2021	37,100	0	0	37,100
2022	37,100	0	0	37,100
2023	46,300	0	0	46,300
2024	46,300	0	0	46,300

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		3.03				

WISCASSET

Map Lot U23-029

Account 1925

Location 258 OLD BATH ROAD

Card 1 Of 1 9/25/2024

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